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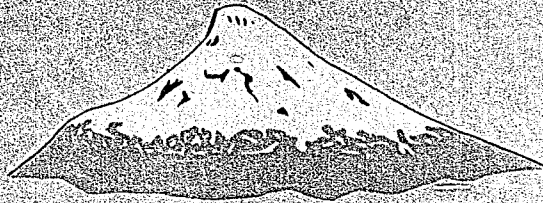
WARRANTY DEED

Vol 588 Page 21263

KNOW ALL MEN BY THESE PRESENTS, That PAUL W. NEIL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID A. MANLEY & CYNTHIA A. MANLEY, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.



MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT those of record and apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 90,000.00. However, the actual consideration consists of and includes other property or value given or promised which is the whole consideration in which the grantor has agreed to convey the property described in this deed.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 6th day of December, 1988, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Paul W. Neil

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Benton, ss.
December 6, 1988

Personally appeared the above named

Paul W. Neil

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 12-30-88

STATE OF OREGON, County of

Personally appeared _____, ss.
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of _____, a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.
Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

PAUL W. NEIL

570 Merrie Dr.

Corvallis, OR 97330

GRANTOR'S NAME AND ADDRESS

David A. Manley & Cynthia A. Manley

P. O. Box 27

Crescent Lake, OR 97425

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By _____ Recording Officer
Deputy

LEGAL DESCRIPTION

A tract of land located in the West half of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the West quarter corner of said Section 1, said corner being the true point of beginning; thence North 00 degrees 01' 12" East along the West line of said Section 1 a distance of 2588.97 feet to the Northwest corner thereof; thence South 89 degrees 39' 59" East along the North line thereof, 1307.67 feet to the Northeast corner of the West half of the Northwest quarter of said Section 1; thence South 00 degrees 01' 00" West along the East line thereof, 2600.97 feet to the Southeast corner thereof; thence South 89 degrees 08' 54" East along the North line of the Southwest quarter of said Section 1, a distance of 747.79 feet; thence South 26 degrees 37' 02" West 113.67 feet; thence South 62 degrees 40' 27" East, 121.83 feet to the Western right of way line of Crescent Lake County Road 429; thence South 27 degrees 08' 24" West along said right of way 564.02 feet to the center thread of Cold Creek; thence Westerly and upstream of Cold Creek the following bearings and distances; North 64 degrees 50' 20" West, 23.05 feet; South 64 degrees 49' 59" West, 44.67 feet; North 66 degrees 51' 55" West, 128.81 feet; South 61 degrees 42' 02" West, 95.69 feet; North 60 degrees 54' 16" West, 24.24 feet; North 4 degrees 23' 16" West, 77.48 feet; South 69 degrees 48' 44" West, 51.41 feet; North 60 degrees 42' 39" West, 24.08 feet; North 10 degrees 16' 10" East, 51.27 feet; South 86 degrees 56' 54" West, 27.19 feet; South 65 degrees 50' 56" West, 125.53 feet; South 49 degrees 34' 16" West 44.33 feet; North 87 degrees 03' 34" West, 216.16 feet; North 57 degrees 40' 20" West, 99.47 feet; South 80 degrees 10' 56" West, 196.81 feet; North 61 degrees 17' 07" West, 79.93 feet; South 76 degrees 40' 15" West, 200.12 feet; North 80 degrees 43' 23" West, 96.02 feet; North 64 degrees 28' 39" West, 51.18 feet; South 79 degrees 18' 39" West, 255.58 feet; North 63 degrees 28' 04" West, 40.00 feet and North 89 degrees 24' 37" West, 145.84 feet to the West line of said Section 1; thence leaving the thread of said stream, North 00 degrees 18' 39" East along said West line, 609.54 feet to the true point of beginning, with bearings and distances based on Minor Partition 51-83 as filed in the Klamath County Engineer's Office.

Tax Account No.: 2406 00100 00200
2406 001CA 00100 (covers other property)

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 14th day
of Dec. A.D. 19 86 at 12:18 o'clock PM., and duly recorded in Vol. M88,
of Deeds on Page 21263

Evelyn Biehn County Clerk

By Pauline Mullins

FEE \$13.00