

OK

96471

Vol. m89 Page 1716

STEVEN E. McMANUS and

KNOW ALL MEN BY THESE PRESENTS, That  
SHERRY E. McMANUS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by FOUR STAR, INC., an Oregon corporation,  
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, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

As set forth on the attached Exhibit "A" attached hereto and by  
reference incorporated herein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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  
reservations, restrictions, rights-of-way, easements of record and those  
apparent upon the land,

and that grantor will warrant and forever defend the above  
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-  
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-  
However, the actual consideration consists of or includes other property or value given or promised which is  
the whole consideration (indicate which).<sup>⓪</sup>

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this January 25, 1989.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED 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.

Steven E. McManus  
Steven E. McManus

Sherry E. McManus  
Sherry E. McManus

STATE OF OREGON, County of Klamath ) ss.  
Personally appeared the above named Steven E. McManus and Sherry E. McManus

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

Before me: Lay Heath

Notary Public for Oregon

My commission expires 5-13-90

NOTE—The sequence between the symbols ⓪, if not applicable, should be deleted. See Chapter 452, Oregon Laws 1967, as amended by the 1967 Special Session.

Steven E. McManus and Sherry E. McManus  
6203 Airway Drive  
Klamath Falls OR 97603

GRANTOR'S NAME AND ADDRESS

Four Star, Inc.  
6203 Airway Drive  
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

PARKS & RATLIFF  
228 North 7th Street  
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Four Star, Inc.  
6203 Airway Drive  
Klamath Falls OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of \_\_\_\_\_

I certify that the within instrument  
was received for record on the \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_, at  
\_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book/reel/volume No. \_\_\_\_\_ on  
page \_\_\_\_\_ or as fee/file/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

89 JAN 26 PM 3 22

CK  
18.00

## EXHIBIT "A"

(Attached to and made a part of Warranty Deed wherein Steven E. McManus and Sherry E. McManus, husband and wife, are grantor, and Four Star, Inc., an Oregon corporation, is grantee.)

DESCRIPTION

The following described real property situated in Klamath County, Oregon:

PARCEL 1: The SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 13, Township 39 South, Range 9 E.W.M., SAVE AND EXCEPTING the following described tract:

A tract of land in SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 13, Township 39 South, Range 9 E.W.M., particularly described as follows: Beginning at the point of intersection of the North line of the County Road known as Airway Avenue, and the West line of the "G" Lateral, also known as "A-4" Lateral, described in Deed to the United States of America, recorded June 3, 1910, in Volume 29 page 277, Deed records of Klamath County, Oregon; thence North along the West line of said "G" Lateral, also known as "A-4" Lateral, 120.0 feet to a point; thence West and parallel to said County Road 234 feet to the East line of "G-3" Lateral, also known as "A-4-A" Lateral, described in deed to the United States of America, recorded June 3, 1910 in Volume 29 page 277; thence Southwesterly along the Easterly line of said "G-3" Lateral, also known as "A-4-A" Lateral, 205 feet to a point on the North line of said Airway Avenue; thence East along the North line of said Airway Avenue, 332 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion deeded to Conrado R. Roman and Deborah R. Navarrete, dated May 3, 1985, recorded May 6, 1985 in Volume M85 page 6661, Deed records of Klamath County, Oregon.

PARCEL 2: That part of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 13, Township 39 South, Range 9 E.W.M., lying Easterly of the following described line:

Beginning at a point on the South line of said Section 13, which is 707 feet East of the corner common to Sections 13, 14, 23 and 24 of said Township and Range; thence North 0°40' East a distance of 736.6 feet, to a point which is 82.5 feet Easterly from the centerline of the U.S.R.S., 1-C-1-A drain ditch; thence along a line parallel to said drain ditch, North 25°23' East 386.3 feet; thence North 4°34' East 287.5 feet, more or less, to the North line of the drainage ditch along the North boundary of the S $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 13. EXCEPTING THEREFROM, any portion lying in roads or highways.

NOTE: There is an easement appurtenant to the property being insured on which no examination has been made. Said easement will not be insured, but should be included in the forth coming conveyance. Easement is described as follows:

An easement 20 feet in width along the Northwesterly line of the following described property for purpose of ingress and egress to and from the lands hereby conveyed lying North thereof, to-wit:

A tract of land in SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Sec. 13, T. 39 S., R 9. E.W.M., Beginning at the point of intersection of the North line of the County Road

known as Airway Avenue, and the West line of "G" Lateral, also known as "A-4" Lateral, described in deed to the United States of America, recorded June 3, 1910 in Volume 29 page 277, Deed records of Klamath County, Oregon; thence North along the West line of said "G" Lateral, also known as "A-4" Lateral, 120.0 feet to a point; thence West and parallel to said County Road 234 feet to the East line of "G-3" Lateral, also known as "A-4-A" Lateral, described in deed to the United States of America, recorded June 3, 1910, in Volume 29 page 277; thence Southwesterly along the Easterly line of said "G-3" Lateral, also known as "A-4-A" Lateral 205 feet to a point on the North line of said Airway Avenue; thence East along the North line of said Airway Avenue 332 feet to the point of beginning.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Rules, regulations, liens and assessments of Klamath Basin Improvement District.
3. Right of Way, including the terms and provisions thereof, dated October 27, 1969, recorded October 28, 1969, in Volume M69, page 9126, Deed records of Klamath County, Oregon, for Electrical Transmission lines in favor of Pacific Power and Light Company.
4. Terms and provisions contained in Warranty Deed from Neumann and Bennetts, Inc, a California corporation to Klamath County, a political subdivision of the State of Oregon, dated December 15, 1975, recorded January 16, 1976, in Volume M76, page 811, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Steven E. McManus et al the 26th day  
of Jan. A.D., 19 89 at 3:22 o'clock P.M., and duly recorded in Vol. M89,  
of Deeds on Page 1716  
By Evelyn Biehn County Clerk  
Pauline Mullenbore

FEE \$18.00