

LOWELL SHARP and MARY JO SHARP, husband and wife; MYREL R. MOORE and SONDRAN. MOORE, husband and wife and JAMES P. MC GOWN, JR. and BETTY J. MC GOWN, husband and wife  
DONALD R. MANNING and LILLIAN V. MANNING, husband and wife

hereinafter called grantor, convey(s) to all that real property situated in the County of Klamath, State of Oregon, described as:

The SE $\frac{1}{4}$  and the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 30, Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion conveyed to the United States of America by Deed dated May 24, 1924, recorded June 5, 1924 in Deed Volume 64 at page 214, for a 45 foot lateral located in the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 30.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ \_\_\_\_\_.

Dated this 14th day of April, 19 81.

STATE OF OREGON, County of Klamath ) ss.

On the 14th day of June, 19 81, personally appeared the above named Lowell Sharp, Mary Jo Sharp, Myrel R. Moore, Sondra N. Moore, James P. McGown, Jr. and Betty J. McGown and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me

Wardene T. Addington  
Notary Public for Oregon  
My commission expires: 3-22-85

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

KTC

Names as now listed

STATE OF OREGON,

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 \_\_\_\_\_ on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

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

## EXHIBIT "A"

## SUBJECT TO:

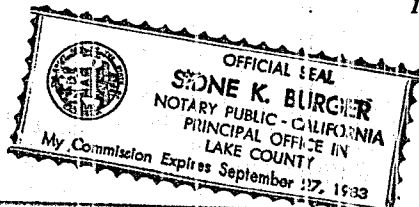
1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Langell Valley Irrigation District.
3. Reservations, including the terms and provisions thereof, as set forth in deed from Langell Valley Irrigation District, a corporation, to L.C. Wimer, dated January 4, 1935, recorded December 11, 1936 in Book 107 at page 550, and to Mary F. Garth, dated February 6, 1935, recorded August 15, 1935 in Book 105 at page 123, Deed Records.
4. An easement created by instrument, including the terms and provisions thereof, recorded October 26, 1946 in Book 197 at page 419, in favor of Langell Valley Irrigation District.
5. An easement created by instrument, including the terms and provisions thereof, dated February 4, 1941, recorded March 6, 1941 in Book 136 at page 36, dated April 20, 1949, recorded April 26, 1949 in Book 230 at page 449, in favor of The California Oregon Power Company, for transmission and distribution of electricity.
6. A perpetual 40 foot wide easement, including the terms and provisions thereof, dated April 29, 1968, recorded June 18, 1968 in Book M-68 at page 5372, in favor of Langell Valley Irrigation District, for irrigation ditches and canals.
7. Easement 40 feet in width, including the terms and provisions thereof, dated May 25, 1971, recorded June 24, 1971 in Book M-71 at page 6557, in favor of Langell Valley Irrigation District, for irrigation canal.
8. An easement created by instrument, including the terms and provisions thereof, dated October 23, 1980, recorded December 15, 1980 in Book M-80 at page 24172, in favor of Langell Valley Irrigation District, a municipal corporation, for drain ditch together with right of ingress and egress.
9. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

STATE OF Calif.County of Los Angeles ss.FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this JUN 29 1981 day of JUN 29 1981, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Myra L. Moore and Sandra N. Moore

Sandra N. Moore  
known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Edith H. Burger  
Notary Public for Calif.  
My Commission expires

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 26th day of June A.D., 19 89 at 2:52 o'clock P.M., and duly recorded in Vol. M89, of Deeds on Page 11373.

FEE \$13.00

Evelyn Biehn, County Clerk

By Dorlene M. Anderson