

STATUTORY BARGAIN AND SALE DEED

BILLY G. MANN, Grantor, conveys to THE BILLY G. MANN SECOND TRUST DATED AUGUST 6, 1990, Grantee, the following described real property in Klamath County, Oregon:

SEE ATTACHED EXHIBIT "A."

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

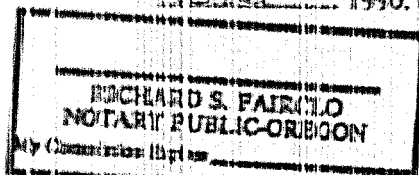
The true and actual consideration for this conveyance is \$1.00.

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.

Dated this 16 day of October 1990.

STATE OF OREGON |
County of Klamath | ss.

The foregoing instrument was acknowledged before me this 16 day of October, 1990, by BILLY G. MANN.



[Signature]
Notary Public for Oregon
My Commission expires:

Notarially attested, said tax statements to: No Change

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

A tract of land situate in Section 33, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pipe in the fence line along the East 1/16th line of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, from which the Northwest corner of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, bears N. 75°10'43" W. 4129.43 feet distant; thence along a fence line N. 41°10' W. 306.18 feet; thence S. 89°14'20" W. 1796.60 feet; thence S. 10°50' W. 342.35 feet; thence S. 0°47' E. 290.60 feet; thence S. 89°13' W. 1292.70 feet; thence S. 18°59' E. 640.20 feet; thence S. 40°11' E. 307.00 feet; thence S. 27°58'20" E. 704.35 feet; thence S. 82°57'20" E. 830.95 feet; thence S. 32°08'20" E. 633.45 feet; thence S. 70°52'40" E. 384.80 feet; thence S. 20°04'40" E. 363.00 feet, more or less, to the South 1/16th line of said Section 33; thence along said South 1/16th line S. 89°48'40" E. 1052.00 feet to the fence line along the East 1/16th line of said Section 33; thence N. 0°10' W. along said fence line 2918.68 feet, more or less, to the point of beginning.

Together with a non-exclusive perpetual easement 60 feet in width for roadway purposes lying North of a line running East and West beginning at the Westerly point on the Westerly side of Washburn Way 60 feet West of the East 1/4 corner of Section 33, Township 39 South, Range 9 E.W.M. and running West a distance of 1255 feet to the Western most point of the NE 1/4 of Section 33, Township 39 South, Range 9 East of the Willamette Meridian.

STATE OF OREGON,
County of Klamath

ss.

Filed for record at request of:

Proctor & Fairclo

on this 17th day of Oct. A.D. 19 90
at 3:03 o'clock P.M. and duly recorded
in Vol. 890 of Deeds Page 20971

Evelyn Biehn County Clerk

By Pauline M. Mendenhall

Deputy.

Fee,

\$33.00

PROCTOR & FAIRCLO
ATTORNEYS AT LAW
130 MAIN STREET
KLAMATH FALLS, OREGON 97601