

40881

STATUTORY SPECIAL WARRANTY DEED

David C. Allen and Renee Allen, husband and wife, Grantor, conveys and specially warrants unto David A. Manley and Cynthia A. Manley, husband and wife, Grantee, the following described real property, free of encumbrances created or suffered by the Grantor, except as specifically set forth herein:

A tract of land located in the SW 1/4 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; thence South 00°18'39" West along the West line of said Section 1, a distance of 1305.72 feet to the Southwest corner of the N 1/2 of said SW 1/4, said corner being the true point of beginning; thence South 88°59'58" East along the South line of said N 1/2, 1253.72 feet to the half inch iron rod on the Western right of way of Crescent Lake County Road 429; thence North 48° 24' 15" East along said Western right of way line, 591.18 feet to the beginning of a 542.96 foot curve to the left; thence along the arc of said curve, through a central angle of 21°15'51", a distance of 201.51 feet; thence North 27°08'24" East along said right of way, 97.45 feet to the center thread of Cold Creek; thence Westerly and upstream of Cold Creek the following bearings and distances: North 64°50'20" West, 23.05 feet; South 64°49'59" West 44.67 feet; North 66°51'55" West 128.81 feet; South 61°42'02" West, 95.69 feet; North 60°54'16" West, 24.24 feet; North 4°23'16" West, 77.48 feet; South 69°48'44" West, 51.41 feet; North 60°42'39" West, 24.08 feet; North 10°16'10" East, 51.27 feet; South 86°56'54" West, 27.19 feet; South 65°50'56" West, 125.53 feet; South 49°34'16" West, 44.33 feet; North 87°03'34" West, 216.16 feet; North 57°40'20" West, 99.47 feet; South 80°10'56" West, 196.81 feet; North 61°17'07" West 79.93 feet; South 76°40'15" West, 200.12 feet; North 80°43'23" West, 96.02 feet; North 64°28'39" West, 51.18 feet; South 79°18'39" West, 255.58 feet; North 63°28'04" West, 40.00 feet and North 89°24'37" West, 145.84 feet to the West line of said Section 1; thence leaving the thread of said stream, South 00°18'39" West along said West line, 696.18 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.

SUBJECT TO:

a. Reservations and restrictions, including the terms and provisions thereof, in a Deed from William R. Gass and Janet Gass, his wife, to Paul W. Neil, dated October 2, 1963, recorded December 12, 1963, in Volume 349 page 612, Deed

FEB 11 1964

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records of Klamath County, Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. PURCHASER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration for this transfer is \$49,000.00.

DATED this 10th day of January, 1986.

David C. Allen
David C. Allen, Grantor

Renee Allen
Renee Allen, Grantor

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared this 10th day of January, 1986, the above named David C. Allen and Renee Allen husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Joanne G. Hickson
Notary Public for Oregon
My commission expires: 7-16-87

UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SENT TO: _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Kenco Data Services Inc. the 11th day
of Feb. A.D., 1992 at 11:45 o'clock A M., and duly recorded in Vol. M92
of Deeds on Page 2829

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Mullendore

Return: Kenco Data Servcies Inc.
P.O. Box 6898
Bend, Or. 97708