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Vol. M92 Page 4014SPECIAL WARRANTY DEED

EARL T. BERRY and JUANITA L. BERRY, husband and wife, Grantors, convey and specially warrant to DANIEL C. NEUMANN and LINDEN E. NEUMANN, husband and wife, Grantees, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

See attached Exhibit "A"

## SUBJECT TO:

1. Trust Deed, including the terms and provisions thereof, given by Earl T. Berry and Juanita L. Arroyo, each in undivided one-half interest, as grantors, to Deschutes County Title Co., as trustee, for Melvin L. Ferguson and Jean C. Ferguson, husband and wife, as beneficiary, dated February 28, 1978, recorded March 17, 1978, in Volume M-78, page 5214, Microfilm records of Klamath County, Oregon, to secure the payment of \$11,000.00

The true and actual consideration for this conveyance is \$50,000.

Until a change is requested, all tax statements shall be sent to: P.O. Box 1137 Redmond, Or. 97756.

DATED June 20, 1983.

Earl T. Berry  
EARL T. BERRY

Juanita L. Berry  
JUANITA L. BERRY

STATE OF OREGON

County of Deschutes

)  
) ss.  
)

On June 20, 1983, personally appeared the above named EARL T. BERRY and JUANITA L. BERRY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

W. H. Merrill  
Notary Public for Oregon  
My Commission Expires: 5-20-88

LAW OFFICES OF  
MERRILL & O'SULLIVAN

424 N.E. KEARNEY  
BEND, OREGON 97701

Special Warranty Deed

Page 1

92 FEB 27 AM 8 56

## EXHIBIT A

A parcel of land containing 4.65 acres in net area, situated in the western part of the N 1/2, N 1/2, NW 1/4, SE 1/4 of Section 16, Township 23, South, Range 10 EWM, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point being the C/4 corner of said Section 16, a #5 aluminum-capped steel rod buried in the center of Midstate Road; Thence along the W-E C/4 line of Section 16, N. 88° 02' 40" E. 635.9 feet to a point, from which the SE corner of Lot 5, Block 2, Antelope Meadows Subdivision bears N. 01° 43' 05" E. 1.79 feet, a #4 steel rod; Thence S. 01° 43' 05" W. 322.46 feet to a point, a #5 x 48" plastic-capped steel rod; Thence S. 88° 20' 24" W. 659.61 feet to a point along the N-S C/4 Line of Section 16, from which a 1/8" x 8" steel nail set in the SSE base of a 6" lodgepole pine bears N. 88° 20' 24" E. 29.01 feet; Thence along said N-S C/4 Section Line N. 00° 19' 30" E. 318.44 feet to the point of beginning. SAVING AND EXCEPTING that portion lying within any roads or highways.

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

## TAXES &amp; RETURN:

Daniel C. Neumann  
Linden E. Neumann  
P.O. Box 2091  
LaPine, Or. 97739

Linden Neumann  
on this 27th day of Feb. A.D. 19 92  
at 8:56 o'clock A M. and duly recorded  
in Vol. M92 of Deeds Page 4014  
Evelyn Biehn County Clerk  
By Douglas Neumann Deputy.

Fee, \$35.00

LAW OFFICES OF  
MERRILL & O'SULLIVAN  
424 N.E. KEARNEY  
BEND, OREGON 97701