

K-44763

STATUTORY WARRANTY DEED

BILLY G. MANN, individually and as trustee of THE BILLY G. MANN TRUST DATED June 12, 1987, Grantor, conveys and warrants to ROBERT L. KING and DOLORES A. KING, husband and wife, Grantee, the following described real property as described in Exhibit "A" attached hereto, free of encumbrances except as specifically set forth herein:

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 \$400,000.

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.

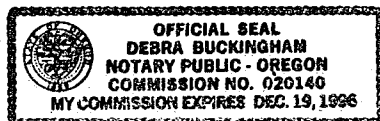
Dated this 23rd day of December, 1992

STATE OF OREGON

County of Klamath

}
} ss.
}

The foregoing instrument was acknowledged before me this 23rd day of December, 1992, by BILLY G. MANN, individually and as trustee.



Debora Buckingham
Notary Public for Oregon
My Commission expires: 12-19-96

Until a change is requested, all tax statements are to be sent to the following address: & RETURN
MR. & MRS. ROBERT L. KING
21120 S. CORNELIA
RIVERDALE, CALIFORNIA 93656

EXHIBIT "A"

DESCRIPTION OF PROPERTY

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

W $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$, EXCEPT the East 198 feet thereof in Section 18, Township 39 South, Range 10 East of the Willamette Meridian.

SE $\frac{1}{4}$ of Section 18 Township 39 South, Range 10 East of the Willamette Meridian, EXCEPT a tract beginning at the Southeast corner of Section 18, said point being marked by a 1 $\frac{1}{2}$ "x32" iron pin stamped OLS 354; thence North 89°52'30" West along the South line of said Section 18 a distance of 1000.00 feet to a 5/8"x30" iron pin with aluminum cap stamped OLS 354; thence North parallel with the East line of said Section 18 a distance of 261.36 feet to a 5/8"x30" iron pin stamped OLS 354; thence South 89°52'30" East parallel with the South line of said Section 18 a distance of 1000.00 feet to a 5/8"x30" iron pin with aluminum cap stamped OLS 354 on the East line of said Section 18; thence South along the East line of said Section 18 a distance of 261.36 feet to the point of beginning.

SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian.

A portion of Section 17, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Commencing at the corner common to Sections 17, 18, 19 and 20, Township 39 South, Range 10 East of the Willamette Meridian; thence North along the West boundary of Section 17, 30.0 feet to the true point of beginning; thence North 89°32'36" East along the North boundary of Reeder Road, 947.17 feet to the West boundary of the Klamath Irrigation District "B" Canal; thence along said canal boundary 266.00 feet along a 904.93 foot radius curve left, (The long chord bears North 10°04'15" East, 265.06 feet); thence North 1°39' East 1678.70 feet; thence 530.37 feet along a 408.10 foot radius curve to the right (the long chord bears North 38°52'50" East, 493.83 feet) to a point 25.00 feet West from the centerline of a drain ditch; thence North 4°31'10" West, parallel to said drain, to the North boundary of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 17, thence West along said boundary to the West boundary of Section 17, thence South along the West boundary of Section 17 to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 24th day
of December A.D., 19 92 at 11:37 o'clock A. M., and duly recorded in Vol. M92
of _____ Deeds on Page 30702.

FEE \$35.00

Evelyn Biehn

County Clerk

By

Pauline M. Anderson