

SN
55880

KNOW ALL MEN BY THESE PRESENTS, That BONNIE JEAN VOWELL, aka JEAN VOWELL, formerly BONNIE JEAN McFALL, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD R. MANNING and LILLIAN V. MANNING, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL 1: A tract of land in Township 39 South, Range 12 E.W.M.:

Section 32: SW 1/4 NE 1/4, that portion of the SE 1/4 NW 1/4 and N 1/2 SE 1/4 lying North and East of the Lost River, EXCEPTING THEREFROM an irrigation lateral across the NE 1/4 SE 1/4 of Section 32 conveyed to the United States of America by deed recorded February 8, 1926 in Book 69 at page 273.

Section 33: That portion of the SW 1/4 lying North of Lost River, EXCEPTING THEREFROM the East 20 feet of the NE 1/4 SW 1/4 and the North 20 feet of the East 20 feet of the SE 1/4 SW 1/4 of Section 33, Township 39 South, Range 12 E.W.M.

PARCEL 2: A tract of land in Township 39 South, Range 12 E.W.M.:

Section 32: That portion of the SE 1/4 SE 1/4 lying Northeast of Lost River.

PARCEL 3: A tract of land in Township 39 South, Range 12 E.W.M.:

Section 33: The West 22 feet of that portion of the SW 1/4 NE 1/4 lying South of the East Langell Valley Road.

SUBJECT TO: All future real property taxes and assessments; the within described premises were specially assessed to farm land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five or lesser number of years in which the land was subject to the special land use assessment; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Langell Valley Irrigation District; reservations, restrictions, easements and rights of way of record, and those apparent on the land; Lease, including the terms and provisions thereof, dated June 22, 1973, recorded August 17, 1973 in Book M-73 at page 11151, Microfilm Records, between Bonnie Jean Vowell and Dowdle Oil Co., (affects Parcel 1) and in Book M-73 at page 11133, Microfilm Records (affects Parcel 3).

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as above set forth, and, RESERVING unto GRANTOR, her heirs, legal representatives and assigns, an undivided 1/2 interest in and to all mineral rights, royalties, monies and benefits inuring from that certain Lease dated June 22, 1973, recorded August 17, 1973, in Book M-73 at page 11151 and 11133, Microfilm Records, wherein Bonnie Jean Vowell was Lessor and Dowdle Oil Co., was Lessee,

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$75,000.00. ~~However, the actual consideration consists of 1/4 of the value of the property of the grantor which is the whole of the consideration (add date & page).~~

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 15 day of March, 1974.

BONNIE JEAN VOWELL

BEFORE ME, Notary Public for the State of Oregon, on this day of March, 1974.

BEFORE ME, Notary Public for the State of Oregon, on this day of March, 1974.

COMMISSION EXPIRES

NOTARY PUBLIC

Bonnie Jean Vowell

31138

STATE OF OREGON,

County of Klamath

SS.

County of Klamath, 1974,
BE IT REMEMBERED, That on this 15 day of March, 1974,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named BONNIE JEAN VOWELL, aka JEAN VOWELL, formerly BONNIE JEAN McFALL,
known to me to be the identical individual described in and who executed the within instrument and ac-
knowledged to me that she 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.

Notary Public for Oregon.

My Commission expires 9/26/77

Until exchange is requested all tax statements shall be sent to the following address: YOGLOEFF W. KROGINSKY, 40-10 101ST STREET, LIC 10-10000, REGISTRY NUMBER 13, 1943, IN FORM 10-10000

WARRANTY DEED

FORM No. 703)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

Klamath.

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I certify that the within instrument was received for record on the 31st day of Dec., 19 92, at 10:17 o'clock A.M., and recorded in book M92 on page 31138 of said County

Witness my hand and seal of
County affixed.

Reinhold Biehn

County Clerk.

Title:

Mr. Wendell Deputy.

RECORDING RETURN TO

Fee \$35.00

After recording, send to
George Wilson
1880 Genoa Ct
Livermore, Ca. 94550