



55882

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Donald R. Manning and Lillian V. Manning, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Robert M. Webb and Joyce U. Webb, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL 1
A tract of land in Township 39 South, Range 12 East of the Willamette Meridian:

Section 32: SW $\frac{1}{4}$ NE $\frac{1}{4}$, that portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and N $\frac{1}{2}$ SE $\frac{1}{4}$ lying North and East of the Lost River. EXCEPTING THEREFROM an irrigation lateral across the NE $\frac{1}{4}$ SE $\frac{1}{4}$ 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 $\frac{1}{4}$ lying North of Lost River. EXCEPTING THEREFROM the East 20 feet of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the North 20 feet of the East 20 feet of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 33, Twp 39 S., R 12 EWM.

PARCEL 2

A tract of land in Township 39 South, Range 12 East of the Willamette Meridian:

Section 32: That portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying Northeast of Lost River. (for continuation of this legal description see reverse side of this deed)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said 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 \$ 130,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30 day of May, 1977; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Donald R. Manning
Donald R. Manning

Lillian V. Manning
Lillian V. Manning

STATE OF OREGON,

County of Klamath
May 30, 1977

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____ and _____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Personally appeared the above named

Donald R. Manning and

Lillian V. Manning

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Walter A. Stone*

Notary Public for Oregon

My commission expires: Sept 29, 1978

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

George Wilson
18800 Geneva Ct
Livermore, Ca, 94550

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer

Deputy

PARCEL 3

A tract of land in Township 39 South, Range 12 East of the Willamette Meridian:

Section 33: The West 22 feet of that portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying South of the East Langell Valley Road.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Langell Valley Irrigation District.

2. An easement created by instrument, including the terms and provisions thereof,

Dated : May 31, 1927
Recorded : August 6, 1927 Book: 76 Page: 249
In favor of : United States of America
For : Drainage of river and 50 foot easement along the

Northerly and Easterly bank of Lost River, and also
Deed recorded July 2, 1927 in Book 76 at page 24.

(NW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 32, Twp 39 S., R 12 EWM.)

3. An easement created by instrument, including the terms and provisions thereof,

Dated : March 14, 1949
Recorded : July 29, 1950 Book: 240 Page: 570
In favor of : United States of America
For : Lost River Channel Improvement. Also by Deed
dated October 20, 1948, recorded November 17, 1950
in Book 243 at page 386, Deed Records.

(160 feet North and 60 feet South of Lost River, SE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 32;
S $\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 33, Twp 39 S. R 12 EWM.)

4. An easement created by instrument, including the terms and provisions thereof,

Dated : July 31, 1951
Recorded : August 6, 1951 Book: 249 Page: 5
In favor of : The California Oregon Power Company
For : Electric facilities.

(SW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 33, Twp 39 S., R 12 EWM.)

5. 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)

6. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal the 31st day
of Dec. A.D., 19 92 at 10:17 o'clock A M., and duly recorded in Vol. M92,
of Deeds on Page 31141.

FEE \$35.00

Evelyn Biehn County Clerk

By Douglas M. McIndore