

18566

Re-recorded to correct Grantee Vol. m93 Page 1091

Vol. m90 Page 15713

56422

Billy G. Mann  
initial trustee of

## STATUTORY BARGAIN AND SALE DEED

THE BILLY G. MANN TRUST DATED JUNE 12, 1987,, Grantor,  
conveys to THE BILLY G. MANN SECOND TRUST DATED AUGUST 6, 1990  
Grantee, the following described real property in Klamath County, Oregon:

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 \$1.00.

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 \_\_\_ day of August, 1990.

STATE OF OREGON

County of Klamath

} ss.

The foregoing instrument was acknowledged before me this \_\_\_ day of August,  
1990, by BILLY G. MANN, Trustee of the BILLY G. MANN TRUST.

RICHARD S. FAIRCLO  
NOTARY PUBLIC-OREGON  
My Commission Expires \_\_\_\_\_

*Richard S. Fairclo*  
Notary Public for Oregon  
My Commission expires: 3/15/92

Until a change is requested, send tax statements to:

No Change.

PROCTOR & FAIRCLO  
ATTORNEYS AT LAW  
280 MAIN STREET  
KLAMATH FALLS, OREGON 97601

AUG 17 1990

AUG 7 PM 12 01

AUG 11 11 36

## EXHIBIT "A"

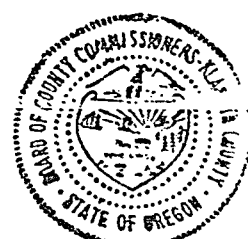
The following-described real property in Klamath County, Oregon:

A tract of land situate in Section 33, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pipe in the fence line along the East 1/16th line of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, from which the Northwest corner of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, bears N. 75°10'43" W. 4119.43 feet distant; thence along a fence line N. 41°10' W. 506.8 feet; thence S. 89°14'20" W. 1796.60 feet; thence S. 10°50' W. 342.55 feet; thence S. 0°47' E. 290.60 feet; thence S. 89°13' W. 1292.76 feet; thence S. 18°59' E. 640.20 feet; thence S. 40°11' E. 387.80 feet; thence S. 27°58'20" E. 704.35 feet; thence S. 82°57'20" E. 831.95 feet; thence S. 32°08'20" E. 633.45 feet; thence S. 70°52'40" E. 384.80 feet; thence S. 20°04'40" E. 363.00 feet, more or less, to the South 1/16th line of said Section 33; thence along said South 1/16th line S. 89°48'40" E. 1052.00 feet to the fence line along the East 1/16th line of said Section 33; thence N. 0°10' W. along said fence line 2918.68 feet, more or less, to the point of beginning.

Together with a non-exclusive perpetual easement 60 feet in width for roadway purposes lying North of a line running East and West beginning at the Easterly point on the Westerly side of Washburn Way 60 feet West of the East 1/4 corner of Section 33, Township 39 South, Range 9 E.W.M. and running West a distance of 1255 feet to the Western most point of the SE 1/4 of Section 33, Township 39 South, Range 9 East of the Willamette Meridian.

STATE OF OREGON, ss.  
County of Klamath



Filed for record at request of:

Proctor & Fairclo  
on this 7th day of Aug. A.D., 19 90  
at 12:01 o'clock P.M. and duly recorded  
in Vol. M90 of Deeds Page 15713  
Evelyn Biehn County Clerk  
By Pauline Mauldin Deputy.

Fee, \$33.00

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PROCTOR & FAIRCLO  
ATTORNEYS AT LAW  
280 MAIN STREET  
KLAMATH FALLS, OREGON 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclo the 14th day  
of Jan. A.D., 19 93 at 11:38 o'clock A.M., and duly recorded in Vol. M93  
of Deeds on Page 1091

FEE \$10.00

Evelyn Biehn - County Clerk

By Pauline Mauldin