

95017

02-17-95P03:35 RCVD

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K-47511

STATUTORY SPECIAL WARRANTY DEED

ARTHUR MC INTYRE, also known as ART MC INTYRE, Grantor,
conveys and specially warrants to ROBERT MANNING AND DONNA MANNING,
Husband and Wife, Grantee, the following described real property, free of encumbrances
created or suffered by the grantor except as specifically set forth herein:

See Exhibit "A" attached hereto.

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 \$30,000.

Until a change is requested, all tax statements are to be sent to the following
address:

Robert and Donna Manning
P.O. Box 44
Bonanza OR 97623

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
DEPARMENT TO VERIFY APPROVED USES.

Dated this 7th day of February, 1995.

Arthur M. McIntyre

STATE OF New Mexico]
County of San Juan] ss.

The foregoing instrument was acknowledged before me this 7th day of
February, 1995, by ARTHUR MC INTYRE, also known as ART MC INTYRE.

Lorita J. Hitt
Notary Public for San Juan Co. New Mexico
My Commission expires: 12 31 95

Return To:

Klamath County Title Co.
422 Main St.
Klamath Falls, Oregon 97601
Collection Dept.

RICHARD FAIRCLO
ATTORNEY AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 97601

DESCRIPTION

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

Parcel 1:

A strip of land situated in the S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 27, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, said strip of land being 25 feet in width abutting upon and adjacent to the Southwesterly right of way line of the O. C. & E. Railroad and being bounded on the West by the Easterly right of way line of a drainage ditch as it is now constructed and as it is described in Volume 246 page 463, Deed records of Klamath County, Oregon.

A strip of land situated in the S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 27, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, said strip of land being 75 feet in width, being parallel to the O. C. & E. Railroad, and the Northeasterly line of said strip of land being located Southwesterly a distance of 75 feet from and measured at right angles to the centerline of said railroad; said strip of land being bounded on the West by the Easterly right of way of a drainage ditch as it is now constructed and as described in Volume 246 page 463, Deed records of Klamath County, Oregon.

A strip of land situated in the N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 27, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, said strip of land being 100 feet in width abutting upon and adjacent to the Southwesterly right of way line of the O. C. & E. Railroad and being bounded on the East by the Westerly right of way line of the County Road.

Parcel 2:

Those portions of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27, Township 38 South, Range 11 $\frac{1}{2}$ East, W.M., described as follows:

That portion of 100 foot railroad right of way described as follows:

Commencing at RR E.S.23+02.9, which is the intersection of a spur tract with the centerline of Grantor's "Dairy Wye" Tract; thence run North 60°40' West, along said railroad centerline, a distance of 170.9 feet, more or less to a point; thence run Southwesterly, at right angles to said railroad centerline, a distance of 12.8 feet, more or less, to the Northeasterly corner of Grantees' existing potato shed/cellar ("potato shed") and the true point of beginning; thence continuing at right angles to said railroad centerline a distance of 37.2 feet, more or less, to the Southwesterly right of way line of Grantor's 100 foot railroad right of way; thence run North 60°40' West, along said Southwesterly right of way line, a distance of 301 feet, more or less; thence run Northeasterly, at right angles to said Southwesterly right of way line, a distance of 37.2 feet, more or less, to the Northwesterly corner of said "potato shed", which is 12.8 feet, more or less, when measured at right angles, from said railroad centerline; thence run Southeasterly, parallel with and 12.8 feet, more or less, Southwesterly of said railroad centerline, a distance of 301 feet, more or less, to the True Point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 17th day
of Feb A.D., 19 95 at 3:35 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 3599

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Pauline C. Mullins