

KNOW ALL MEN BY THESE PRESENTS, That

MARIE WHITLATCH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN E. MC MANUS and SHERRY E. MC MANUS, 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, the 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE



MOUNTAIN TITLE COMPANY

"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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as 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 \$ 180,000.00

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 1 day of March, 1995; 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.

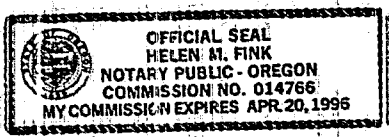
Marie Whitlatch
MARIE WHITLATCH

STATE OF OREGON,
County of Klamath) ss.
27, 1995

Personally appeared the above named
MARIE WHITLATCH

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

Before me: Helen M. Fink
Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this
19, by
president, and by
secretary of
a corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: (SEAL)

MARIE WHITLATCH	
3549 ONYX AVE	
KLAMATH FALLS, OR 97603	
GRANTOR'S NAME AND ADDRESS	
STEVEN E. MC MANUS and SHERRY E. MC MANUS	
P.O. BOX 931	
MERRILL, OR 97633	
GRANTEE'S NAME AND ADDRESS	
STEVEN E. MC MANUS and SHERRY E. MC MANUS	
P.O. BOX 931	
MERRILL, OR 97633	
NAME, ADDRESS, ZIP	
Until a change is required all our addresses shall be sent to the following address:	
STEVEN E. MC MANUS and SHERRY E. MC MANUS	
P.O. BOX 931	
MERRILL, OR 97633	
NAME, ADDRESS, ZIP	

STATE OF OREGON,) ss.
County of
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

EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL 1

The SE1/4 of the SE1/4 of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

PARCEL 2

All that portion of the SW1/4 of the SW1/4, the SE1/4 of the SW1/4 of Section 24, and the NE1/4 of the NW1/4 Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly of the Railroad right of way line of the Great Northern Railway Co., as the same is now located and surveyed.

PARCEL 3

Beginning at the SW corner of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon thence East along the South line of said Section 24, 1582.80 feet to a point on the South westerly right of way of the Great Northern Railway Co.; thence North 48 degrees 13' 28" West along said right of way 1767.06 feet to a point on the Southerly right of way of a drain ditch; thence South 57 degrees 33' 07" West along said right of way to the drain ditch 321.55 feet to a point on the West line of said Section 24, and thence South 0 degrees 21' 44" East 1004.74 feet to the point of beginning.

PARCEL 4

The NE1/4 of the NE1/4 of Section 26, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING those portions conveyed to the United States of America by Deed recorded July 10, 1916, in Volume 45, page 626, Deed Records of Klamath County, Oregon.

PARCEL 5

That portion of the SW1/4 of the SW1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying South of the right of way of the Great Northern Railway Co. and North of the USBR 1-C-1 drainage ditch.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Mounts in Title Co the 1st day
of March A.D., 19 95 at 2:58 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 4583.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Dorlene Mullendore