

WARRANTY DEED

STEVE E. RAJNUS Grantor conveys and warrants to DONALD R. MANNING and LILLIAN V. MANNING, husband and wife, an undivided one-half interest and ROBERT M. MANNING and DONNA R. MANNING, husband and wife, an undivided one-half interest, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning on the West line of said Southeast 1/4 of the Northwest 1/4 at a point 10 feet North of the line of the right of way deeded to Richard Hovey as described in Book 97 of Deeds, page 6; thence North along said West line 220 feet, thence East 70 feet, thence South to an intersection with said line running 10 feet North of the Hovey right of way; thence Northwest along said line to the place of beginning.

TOGETHER WITH the right and privilege of an easement from the above described property to the Bonanza Highway; said easement to be perpetual and consist of a strip of land thirty (30) feet wide.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways;
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Horsefly Irrigation District;
4. Grant of right of way, including the terms and provisions thereof, dated: April 5, 1941, recorded June 19, 1941, Volume: 138, page 605, Records of Klamath County, Oregon, in favor of: The California Oregon Power Company, a California corporation for pole and wire lines.
5. Real Estate Contract, including the terms and provisions thereof, dated: March 31, 1981 and Recorded February 24, 1982, in Volume: M82, page 2371, Microfilm Records of Klamath County, Oregon, Vendor: B. J. Jendrezewski, Vendee: Steve E. Rajnus, which said Contract of Sale, Grantor agrees to assume and pay holding Grantees harmless therefrom.

The true and actual consideration paid for this conveyance

WARRANTY DEED, PAGE ONE.

is the sum of \$12,000.00.

WITNESS Grantor's hand this 5th day of March, 1982.

Steve E. Rajnus
STEVE E. RAJNUS

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named STEVE E. RAJNUS and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/1985
NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

Unless a change is requested
all future tax statements shall
be sent to:

Mr. and Mrs. Donald R. Manning
Mr. and Mrs. Robert M. Manning

AFTER RECORDING RETURN TO:

Mr. and Mrs. Donald R. Manning
Mr. and Mrs. Robert M. Manning

Return: Lillian V. Manning
P.O. Box 365
Bonanza, OR 97623

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 19th day of October A.D., 19 95
at 3:48 o'clock PM. and duly recorded
in Vol. M95 of Deeds Page 28594
Bernetha G. Letsch County Clerk

WARRANTY DEED, PAGE TWO,

By Annette Mueller

Deputy.

Fee, \$35.00