

96 FEB 14 AM 10:03

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STATUTORY SPECIAL WARRANTY DEED

K-48854-S

LILLIAN V. MANNING, Grantor, conveys and specially warrants to ROBERT M. MANNING and DONNA RAE 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 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 \$175,000.00

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

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.

Dated this 13 day of February, 1996.

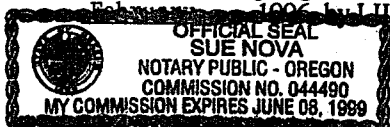
Lillian V. Manning
LILLIAN V. MANNING

STATE OF OREGON

County of Klamath

]
] ss.
]

The foregoing instrument was acknowledged before me this 13 day of February, 1996, by LILLIAN V. MANNING.



Sue Nova
Notary Public for Oregon
My Commission expires: June 8, 1999

RETURN TO:
ROBERT M. AND DONNA RAE MANNING
P O BOX 44
BONANZA OR 97623

SEND TAXES TO:

Same

EXHIBIT "A"

DESCRIPTION

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

The S½NE¼NE¼; the SE¼NE¼ of Section 10; the S½NW¼NW¼; the SW¼NW¼ of Section 11, All in Township 39 South, Range 11 East of the Willamette Meridian,

SAVING AND EXCEPTING THEREFROM the following described parcel of land:

Beginning at the Southwest corner of the SE¼ of the NE¼ of Section 10, Township 39 South, Range 11 East of the Willamette Meridian; thence running East 1395.5 feet, to a point on the South line of the NW¼ of Section 11, Township 39 South, Range 11 East of the Willamette Meridian; thence North 548 feet to a point; thence West 1395.5 feet to a point on the West line of the SE¼ of the NE¼ of said Section 10; thence South along said West line 548 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Lillian Manning the 14th day
of Feb A.D., 19 96 at 11:03 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 4198.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Raulene M. Henderson