

## WARRANTY DEED

Vol. m96 Page 31106

MTC 39454-MS

ROBERT MANNING and DONNA MANNING, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
WESTERN HOMES, INC., AN OREGON CORPORATION,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

LOTS 19, 20, 21, 22, 23 AND 24 IN BLOCK 52, GRANDVIEW ADDITION TO  
BONANZA, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE  
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:

Trust Deed, subject to the terms and provisions thereof, given to secure  
an indebtedness with interest thereon and such future advances as may be  
provided therein.

Dated: September 13, 1993

Recorded: October 6, 1993

Volume: M93, page 25925, Microfilm records of Klamath County, Oregon

BUYERS HEREIN DO NOT AGREE TO ASSUME SAID TRUST DEED, AND SELLERS HEREIN  
SHALL SAVE BUYERS HARMLESS THEREFROM.

and the 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.

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.

The true and actual consideration for this conveyance is \$ 56,539.71.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 6707 S. SIXTH ST., KLAMATH FALLS, OR 97603

Dated this 24th day of September, 1996

Robert Manning  
ROBERT MANNING

Donna Manning  
DONNA MANNING

## NOTARY ACKNOWLEDGEMENT

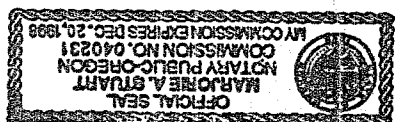
STATE OF Oregon

SS. September 24 1996

COUNTY OF Klamath

Personally appeared the above named Robert Manning and Donna Manning

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie Stuart  
Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT39454-MS

Return to:

WESTERN HOMES, INC.

@6707 S. 6th St. Klamath Falls, OR. 97603

REGISTERED HOME

RECORD NO. 31106

31107

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 1st day of October A.D. 1996 at 11:53 o'clock A. M., and duly recorded in Vol. M96 of Deeds on Page 31106

FEE \$35.00

Bernetha G. Letsch  
By Kathleen County Clerk

RECEIVED FOR RECORDING THE ABOVE DEEDS  
RECORD NO. 31106  
BOOK NO. 31107  
PAGE NO. 31106  
RECORDED  
OCTOBER 1 1996

AMERITITLE  
KATHLEEN  
B. LETSCH

THIS DEED WAS FILED FOR RECORD ON OCTOBER 1 1996  
AT 11:53 A.M. IN THE CLERK'S OFFICE OF THE  
COUNTY OF KLAMATH, OREGON. THE DEED WAS  
RECORDED IN VOLUME M96 ON PAGE 31106.  
THE DEED WAS FILED FOR RECORD BY  
AMERITITLE. THE DEED WAS  
RECORDED BY THE CLERK OF THE  
COUNTY OF KLAMATH, OREGON.

AMERITITLE, a corporation, by its duly authorized  
officer, Bernetha G. Letsch, County Clerk,  
has caused this deed to be recorded.

WITNESSETH that I, Bernetha G. Letsch, County Clerk,  
do hereby certify that the foregoing deed was  
filed for record on October 1 1996 at 11:53 A.M.  
and was duly recorded in Volume M96 on Page 31106.

IN WITNESS WHEREOF, I have hereunto set my hand  
and the seal of the County of Klamath, Oregon,  
this 1st day of October, 1996.

Bernetha G. Letsch, County Clerk  
Klamath County, Oregon

AMERITITLE, a corporation, by its duly authorized  
officer, Bernetha G. Letsch, County Clerk,  
has caused this deed to be recorded.