



55412

98 MAR 27 P3 06

Vol 199 Page 9993

### STATUTORY WARRANTY DEED

HOWARD W. MANNING AND EVELYN MANNING, HUSBAND AND WIFE

conveys and warrants to MICHAEL E. NOONAN AND KAREN M. NOONAN, HUSBAND AND WIFE, Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,  
SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 225,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 27 day of March 1998

Howard W. Manning  
HOWARD W. MANNING

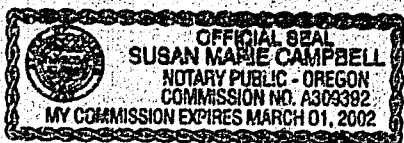
Evelyn Manning  
EVELYN MANNING

STATE OF OREGON  
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 27 day of March 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named HOWARD W. MANNING AND EVELYN MANNING

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Susan Marie Campbell  
Notary Public for Oregon.  
My Commission expires MARCH 1, 2002

Title Order No. K52080S  
Escrow No. K52080S

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
MICHAEL E. NOONAN  
9845 Spring Lake Road  
OR Klamath Falls, OR 97603  
Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address:  
MICHAEL E. NOONAN

OR  
Name, Address, Zip

EXHIBIT "A"  
DESCRIPTION OF PROPERTY

PARCEL 1:

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

Township 40 South, Range 9 East of the Willamette Meridian  
Section 2 : E 1/4 SE 1/4 SAVING AND EXCEPTING therefrom 5 acres forming a square in the  
Southwest corner of the SE 1/4 SE 1/4 conveyed for cemetery

PARCEL 2:

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

All that portion of the NE 1/4 of the NE 1/4 of Section 2, Township 40 South, Range 9 East of the  
Willamette Meridian, lying Southwesterly of the Southwesterly right of way line of the C4  
(formerly E) Canal;

ALSO the SE 1/4 of the NE 1/4 of Section 2, Township 40 South, Range 9 East of the Willamette  
Meridian lying Southwesterly of the Southwesterly right of way line of the C4 (formerly E) Canal.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of First American Title the 27th day  
of March A.D., 19 98 at 3:06 o'clock P M., and duly recorded in Vol. M98  
of Deeds on Page 9993

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross