

JUL 22 P 3:46 '98

CHARLES C. SCHMIDLI,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
LARRY T. MANN and LINDA L. MANN, as tenants by the entirety,
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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:
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 \$ 110,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4027 HIGHWAY 39, KLAMATH FALLS, OR 97603

Dated this 20th day of July, 1998.

Charles C. Schmidli
CHARLES C. SCHMIDLI

STATE OF OREGON

COUNTY OF Multnomah

SS.

July 20th

19 98

Personally appeared the above named Charles C. Schmidli

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me: Patricia A. Ballard
Patricia A. Ballard
Notary Public for OREGON
My commission expires 6/12/99

ESCROW NO. MT45194-MG

Return to:

LARRY T. MANN
4027 HIGHWAY 39
KLAMATH FALLS, OR 97603

EXHIBIT "A" **LEGAL DESCRIPTION**

PARCEL 1:

Beginning at an iron pin on the East right of way line of the Klamath Falls-Merrill Highway which lies South 802.6 feet along the Section line and South 69 degrees 43' East a distance of 31.98 feet from the iron axle which marks the West quarter corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and running thence: South along the Easterly right of way line of the Klamath Falls-Merrill Highway a distance of 98.9 feet to an iron pin; thence East a distance of 220 feet to an iron pin; thence North, parallel to the Section line, a distance of 45 feet to an iron pin; thence North 76 degrees 14' West a distance of 226.5 feet, more or less, to the point of beginning, in the NW1/4 SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Beginning at an iron pin on the East right of way line of the Klamath Falls-Merrill Highway which lies South 802.6 feet along the Section line and South 69 degrees 43' East a distance of 31.98 feet from the iron axle which marks the West quarter corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and running thence: South 76 degrees 14' East a distance of 226.5 feet to a point; thence South and parallel with the West Section line of said Section 7 a distance of 45.0 feet to an iron pin; thence East at right angles to said Section line a distance of 20 feet to an iron pin; thence North and parallel to said Section line a distance of 10.2 feet to an iron pin; thence South 69 degrees 43' East a distance of 289.56 feet to a point; thence South 72 degrees 44' East a distance of 43.1 feet to a point on the West line of the Enterprise Ditch; thence North 5 degrees 25' West along the West line of said ditch a distance of 67.2 feet to an iron pin; thence North 15 degrees 09' East a distance of 68.7 feet to an iron pin; thence North 67 degrees 36' West along the Southerly right of way line of the O.C. & E. Railroad a distance of 610.4 feet to a point on the East right of way line of the Klamath Falls-Merrill Highway; thence South along the East right of way line of the Klamath Falls-Merrill Highway 163.8 feet to the point of beginning, being in the NW1/4 SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 22nd day
of July A.D., 19 98 at 3:46 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 26767.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kurtum Ross