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JACKSON COUNTY TITLE

8282002

DIVISION OF OREGON TITLE INSURANCE COMPANY

503 W. Main Street (P. O. Box 218) Medford, OR 97501 (541) 775-2811

TENANTS BY ENTIRETY
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ,

GENE G. SHEGGEY and SUSAN J. SHEGGEY, husband and wife

hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by

JAMES C. MANNENBACH and KELLY C. MANNENBACH

husband and wife, Grantees, do hereby grant, bargain, sell and convey unto the Grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with Grantees and the heirs of the survivor and their assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

and that 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.

THE TRUE AND ACTUAL CONSIDERATION paid for this transfer, stated in terms of dollars is \$ 15,000.00

WHERE THE CONTEXT SO REQUIRES, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to individuals and to corporations.

IN WITNESS WHEREOF, the grantor has executed this instrument this 2 day of October, 1998.

"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."

Gene G. Sheggy
GENE G. SHEGGEY

Susan J. Sheggy
SUSAN J. SHEGGEY

STATE OF OREGON

COUNTY OF BENTON

The foregoing instrument was acknowledged before me this 2nd day of October, 1998, by

GENE G. SHEGGEY and SUSAN J. SHEGGEY, who executed the within deed as their own voluntary act and deed.

Neve C. Hanko
Notary Public for Oregon
My commission expires 1-25-99

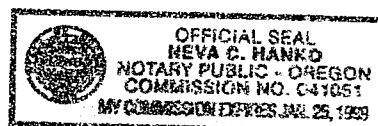
Mail Tax Statements to:

Return to:

Grantees

260 HWY 234

EAGLE POINT OR 97524



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EXHIBIT A

The E1/2 of the SE1/4 of the NW1/4 of the NW1/4 of Section 15, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon

1. a. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- b. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. a. Easements, liens, encumbrances, interests or claims thereof which are not shown by the public records.
- b. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
4. a. Unpatented mining claims.
- b. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
- c. Water rights, claims or title to water; whether or not the matters embraced under (a), (b), or (c) are shown by public records.
5. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS

6. Taxes for the fiscal year 1998-1999, a lien not yet due and payable.
Account No: 3107-01600-02000 Key No: 79131
Code No: 008

7. The premises herein are within and subject to the statutory powers, including the power of assessment of Klamath Lake Timber.

8. Subject to roadway easements as shown on application for Land Partition 8-72. (Over the North 30 feet and the East 15 feet).

9. Notwithstanding Paragraph 4 of the insuring clauses of the policy, the policy will not insure against loss arising by reason of any lack of a right of access to and from the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameritrile the 7th day
of October A.D., 19 98 at 11:14 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 36866

FEE \$35.00

By Kathleen Ross Bernetha G. Letsch, County Clerk