



After recording return to:

Shannon T. Mann & Elizabeth A. Mann  
3625 Homedale Road  
Klamath Falls, OR 97603

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

Shannon T. Mann  
3625 Homedale Road  
Klamath Falls, OR 97603

Escrow No. K52994D  
 Title No. K52994D

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY BARGAIN AND SALE DEED

SHANNON T. MANN AND  
 Larry T. Mann and Larry Trotter, Grantor, conveys to Shannon T. Mann and Elizabeth A. Mann,  
Husband and Wife, Grantee, the following described real property:

See Legal Description marked Exhibit "A" attached hereto and by this reference made a part hereof

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 \$love and affection (Here comply with the requirements of ORS 93.030)

Dated this 26th, day of March, 1999.

Shannon T. Mann Elizabeth A. Mann  
Larry T. Mann Larry Trotter

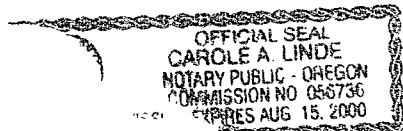
STATE OF OREGON } ss.  
 County of Klamath

This instrument was acknowledged before me on this 26th day of March, 1999.

by SHANNON T. MANN

Carol A. Linde  
 Notary Public for Oregon

My commission expires 8/15/2000



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

11940

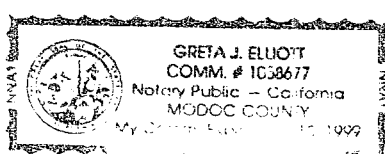
State of California

County of Modoc

On 3-27-99 before me, Greta J. Eluot

personally appeared Larry T. Mann

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by (his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted executed the instrument.



WITNESS my hand and official seal

Greta J. Eluot  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and shall prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Statutory Demand and Release

Document Date 3-26-99 Number of Pages: 2

Signer(s) Other Than Named Above: Larry T. Mann

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Larry T. Mann

- ☐ Individual
- ☐ Corporate Officer
- Title(s): \_\_\_\_\_
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer's Name: \_\_\_\_\_

- ☐ Individual
- ☐ Corporate Officer
- Title(s): \_\_\_\_\_
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

11941

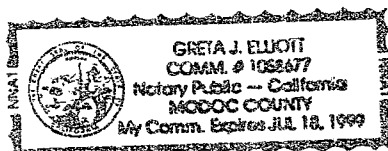
State of California

County of Modoc

On 3-28-99 before me, Greta J. Elliott

personally appeared Larry Trotter

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that he/she/they are the person(s) or the entity upon behalf of which the person(s) acted executed the instrument.



WITNESS my hand and official seal

Greta J. Elliott  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Statutory Bargain & Sell Deed

Document Date: 3-24-99 Number of Pages: 1

Signer(s) Other Than Named Above: Larry Trotter

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Larry Trotter

Signer's Name

Individual  
Corporate Officer  
Title(s):  
Partner — Limited General  
Attorney-in-Fact  
Trustee  
Guardian or Conservator  
Other

Individual  
Corporate Officer  
Title(s):  
Partner — Limited General  
Attorney-in-Fact  
Trustee  
Guardian or Conservator  
Other



Signer Is Representing

Signer Is Representing

EXHIBIT "A"  
DESCRIPTION OF PROPERTY

## PARCEL 1:

Beginning at the Northwest corner of HOMEDALE TRACT 25, thence South 0°20' West 128.5 feet to a stake; thence South 46°01' East 398.1 feet to a stake; thence North 26°30' East 75.9 feet to the Northeast corner of said Tract 25; thence North 43°30' West 464.5 feet to the point of beginning, being portions of HOMEDALE Tracts 24, and 25, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion described as follows: Beginning at the Southwest corner of Lot 13, Homedale, Klamath County, Oregon; thence South 0°20' West along the East boundary of Homedale road, 19.22 feet to a one-half inch iron pin; thence South 67°32' East, 32.26 feet to the Southerly boundary of Lot 13; thence North 43°16'30" West, along the Southerly boundary of Lot 13 43.33 feet, to the point of beginning.

## PARCEL 2:

Commencing at the Southwest corner of Lot 13, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence South 43°16'30" East, along the Southerly boundary of Lot 13, 43.33 feet to the true point of beginning; thence South 43°16'30" East 75.17 feet to an iron pin; thence North 8°06'40" East, 31.88 feet to one-half inch iron pin; thence North 67°32' West, 60.63 feet to the point of beginning.

STATE OF OREGON - COUNTY OF KLAMATH ss

Filed for record at request of \_\_\_\_\_ First American Title \_\_\_\_\_ the \_\_\_\_\_ 2nd  
of April A.D. 1999 at 9:44 o'clock A. M. and duly recorded in Vol. M99  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 11939

Linda Smith, County Clerk

FEE \$45.00

by *Kathleen Rosen*