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MT50700-MG
WARRANTY DEED

Vol MOO Page 12868

STEVEN E. MCMANUS and SHERRY E. MCMANUS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DAVID B. KEELER and CAMI S. KEELER, 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

ACCT 3909-01300-01500 KEY 567611

ACCT M-105031 KEY 44945

ACCT M-048109 KEY 28623

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 160,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 7208 AIRWAY DRIVE, KLAMATH FALLS, OR 97603

Dated this 17th day of April, 2000

Steven E. McManus

STEVEN E. MCMANUS

Sherry E. McManus

SHERRY E. MCMANUS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4-17-2000 by
STEVEN E. MCMANUS AND SHERRY E. MCMANUS.

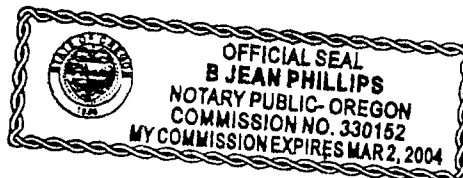
B. Jean Phillips
(Notary Public for Oregon)

My commission expires 3-2-04

ESCROW NO. MT50700-MG

Return to:

DAVID B. KEELER
7208 AIRWAY DRIVE
KLAMATH FALLS, OR 97603



26.00
m

EXHIBIT "A" LEGAL DESCRIPTION**PARCEL 1**

The SE1/4 of SW1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, SAVE AND EXCEPTING the following described tract:

A tract of land in SE1/4 SW1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, particularly described as follows: Beginning at the point of intersection of the North line of the County Road known as Airway Avenue, and the West line of the "G" Lateral, also known as "A-4" Lateral, described in Deed to the United States of America, recorded June 3, 1910, in Volume 29 page 277, Deed Records of Klamath County, Oregon; thence North along the West line of said "G" Lateral, also known as "A-4" Lateral, 120.0 feet to a point; thence West and parallel to said County Road 234 feet to the East line of "G-3" Lateral, also known as "A-4-A" Lateral, described in deed to the United States of America, recorded June 3, 1910 in Volume 29 page 277; thence Southwesterly along the Easterly line of said "G-3" Lateral, also known as "A-4-A" Lateral, 205 feet to a point on the North line of said Airway Avenue; thence East along the North line of said Airway Avenue, 332 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion deeded to Conrado R. Roman and Deborah R. Navarrete, dated May 3, 1985, recorded May 6, 1985 in Volume M85 page 6661, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion deeded to Klamath County by Warranty Deed recorded January 16, 1976 in Volume M76 page 811, Microfilm Records of Klamath County, Oregon.

PARCEL 2

That part of the SW1/4 of SW1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the following described line:

Beginning at a point on the South line of said Section 13, which is 707 feet East of the corner common to Sections 13, 14, 23 and 24 of said Township and Range; thence North 0 degrees 40' East a distance of 736.6 feet, to a point which is 82.5 feet Easterly from the centerline of the U.S.R.S., 1-C-1-A drain ditch; thence along a line parallel to said drain ditch, North 25 degrees 23' East 386.3 feet; thence North 4 degrees 34' East 287.5 feet, more or less, to the North line of the drainage ditch along the North boundary of the S1/2 of the SW1/4 of said Section 13. EXCEPTING THEREFROM, any portion lying in roads or highways.

TOGETHER WITH: 1973 Stone Manufactured Home vin #52242CKS4254UX
and
1964 Vandy Manufactured Home vin #150

State of Oregon, County of Klamath
Recorded 04/19/00, at 11:39 a.m.
In Vol. M00 Page 12868
Linda Smith,
County Clerk Fee \$ 26⁰⁰