

NN

Vol M03 Page 35154
STATE OF OREGON,) ssRay Chuck Newnham
425B Altamont Dr
Klamath Falls Or 97603

Grantor's Name and Address

Raymond Manning
8181 Tingley Lane
Klamath Falls Oregon
97603

Grantee's Name and Address

Ray Manning
8181 Tingley Ln 97603
Klamath Falls Oregon

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Raymond Manning
8181 Tingley Lane
Klamath Falls Oregon
97603SPACE RESERVED
FOR
RECORDER'S USEState of Oregon, County of Klamath
Recorded 05/23/2003 11:14a m.
Vol M03 Pg 35154
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1 :puty.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Chuck T. Newnhamhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Ray Manninghereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A tract of land situated in the NW¼ NW¼ of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that tract of land as described in Deed Volume M79, Page 4742, as recorded in the office of the Klamath County Clerk, more particularly described as follows: Beginning at a point on the West line of said Section 28, said point being in Tingley Lane and also being the Southwest corner of said Deed Volume, from which the Northwest corner of said Section 28 bears N 00° 01' 40" E 1125.44'; thence S 89° 58' 20" 422.00' to the Southeast corner of said Deed Volume; thence N 00° 01' 40" E, along the East line of said Deed Volume, 23.00'; thence S 88° 27' 12" W 422.16' to a point on the West line of said Section 28; thence S 00° 01' 40" W 11.40' to the point of beginning containing 0.17 acres, more or less, with bearings based on said Deed Volume M79, Page 4742.

Subject to covenants, conditions, reservations, easements, restrictions, rights, rights of way and all matters appearing of record.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the 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 \$ 2.00 . However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on _____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

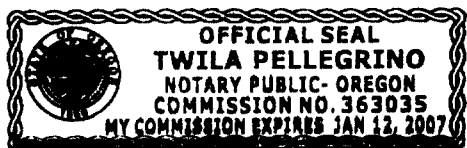
Chuck T. NewnhamSTATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on May 23, 2003by Chuck T. Newnham

This instrument was acknowledged before me on _____

by _____

as _____

of _____

Twila Pellegrino

Notary Public for Oregon

My commission expires 1-12-2007

ZICA