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WARRANTY DEED -- STATUTORY FORM

GEORGE D. ARCHER and MARJORIE E. ARCHER, as tenants by the entirety,
Grantor,

conveys and warrants to

MICHAEL J. MANIS ~~and CHRISTINA E. MANIS, husband and wife~~, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

Lots 1,2,3,4,5,6,7,8,9, and 10 in Block 14 of Crescent, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon. TOGETHER with that portion of vacated Franklin
Street which inured thereto. ALSO together with that portion of vacated
alley which inured thereto.

Tax Account No(s): 153032 153014 153023 153069
Map/Tax Lot No(s): 2409-30AC-4400 2409-30AC-3900 2409-30AC-4000
2409-30AC-4300

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$227,000.00 .

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.

Dated this 6 day of June, 2005.

George D. Archer
GEORGE D. ARCHER
Marjorie E. Archer
MARJORIE E. ARCHER

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on June 6, 2005 by GEORGE D.
ARCHER and MARJORIE E. ARCHER.

Shelli Cowlbeck
(Notary Public for Oregon)
My commission expires 6-24-05



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements
shall be sent to the following address:
MICHAEL J. & CHRISTINA E. MANIS
PO BOX 725
GILCHIRST, OR 97737
14-0039805

State of Oregon, County of Klamath
Recorded 06/23/05 11:36 a m
Vol M05 Pg 47358
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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