

M06-10639

Klamath County, Oregon

05/25/2006 03:48:52 PM

Pages 3 Fee: \$31.00



After recording return to:
Andrew J King and Irene M. King

*8296 Kings Way
Klamath Falls, OR
97603*

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

Andrew J King and Irene M. King

same as above

File No.: 7021-791788 (DMC)

Date: May 17, 2006

THIS SPACE RESERVED FOR RECORDING

STATUTORY WARRANTY DEED

Billy G. Mann and Linda A. Mann, Trustees of "The Billy G. Mann Trust", dated June 24, 2002, Grantor, conveys and warrants to **Andrew J King and Irene M. King, husband and wife,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$400,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 24 day of May, 2006.

**Billy G. Mann and Linda A. Mann, Trustees of
"The Billy G. Mann Trust", dated June 24,
2002**

Linda A. Mann
Linda A. Mann, Trustee

Billy G. Mann, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 24 day of May, 2006
by as of Billy G. Mann and Linda A. Mann, Trustees of "The Billy G. Mann Trust", dated June 24, 2002,
on behalf of the .



Notary Public for Oregon
My commission expires:

EXHIBIT A

LEGAL DESCRIPTION:

Township 39 South, Range 10 East of the Willamette Meridian

Section 20: A parcel of land situate in the N 1/2 of said Section, said parcel consisting of the entire SW 1/4 NE 1/4, the entire SE 1/4 NW 1/4 and that part of the S 1/2 SW 1/4 NW 1/4 described as follows:

Commencing at the Southwest corner of the NW 1/4 of said Section, thence North 00°21'40" East along the West line of said section, 301.29 feet; thence leaving said West line, North 89°56'43" East, 35.00 feet to the Easterly right-of-way line of the county road and the Point of Beginning of this description; thence continuing North 89°56'43" East 1302.05 feet; thence North 00°17'02" East along the West line of said SE 1/4NW 1/4, 362.63 feet to the North line of said S 1/2 SW 1/4 NW 1/4; thence South 89°53'16" West along said North line 1301.58 feet to the Easterly right-of-way line of the county road; thence South 00°21'40" West along said right-of-way line, 361.35 feet to the point of beginning.