

2007-006682

Klamath County, Oregon



04/10/2007 03:26:54 PM

Fee: \$36.00



THIS SP

After recording return to:
Michael E. Noonan and Karin M.
Noonan
12075 Homedale Rd
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Michael E. Noonan and Karin M.
Noonan
12075 Homedale Rd
Klamath Falls, OR 97603

File No.: 7021-997106 (ALF)
Date: April 09, 2007

STATUTORY WARRANTY DEED

Howard W. Manning, an estate in fee simple, as to Parcel 1; Howard W. Manning and Evelyn Faye Manning, husband and wife, as to Parcel 2, Grantor, conveys and warrants to **Michael E. Noonan and Karin M. Noonan** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**husband and wife*

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

Reserving unto Grantors, and each of them, a life estate in the residential portion of the property commonly known as 12075 Homedale Road, Klamath Falls, OR 97603 and consisting of a 310 foot by 291 foot square parcel containing the residence, well house, drain field, shed, greenhouse, and potato cellar, more particularly described on the attached Exhibit "B".

Subject to:

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 **\$450,000.00**. (Here comply with requirements of ORS 93.030)

36 F

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN.

SECTION 1: SOUTHWEST QUARTER OF NORTHWEST QUARTER AND WEST HALF OF SOUTHWEST QUARTER, SAVING AND EXCEPTING THEREFROM 2.34 ACRES IN THE SOUTHWEST QUARTER OF NORTHWEST QUARTER CONVEYED TO MODOC NORTHERN RAILWAY CO., A CORPORATION BY DEED VOLUME 30, PAGE 479, RECORDS OF KLAMATH COUNTY, OREGON, AND ALSO SAVING AND EXCEPTING THAT PORTION CONVEYED BY DEED RECORDED SEPTEMBER 21, 1946, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY BOUNDARY OF THE U.S.R. SOUTH BRANCH CANAL AND 1-B DRAIN, SAID POINT BEING SOUTH 63° 42' EAST 1463.0 FEET FROM THE WESTERLY QUARTER CORNER OF SECTION 1 TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE FROM SAID POINT OF BEGINNING NORTH 0° 32' WEST 989.00 FEET; THENCE NORTH 71° 32' WEST 125.0 FEET TO THE END OF SAID POWER LINE.

PARCEL 2:

THAT PORTION OF THE SOUTHEAST QUARTER OF NORTHWEST QUARTER LYING NORTHWEST OF THE "C" CANAL IN SECTION 1, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN.

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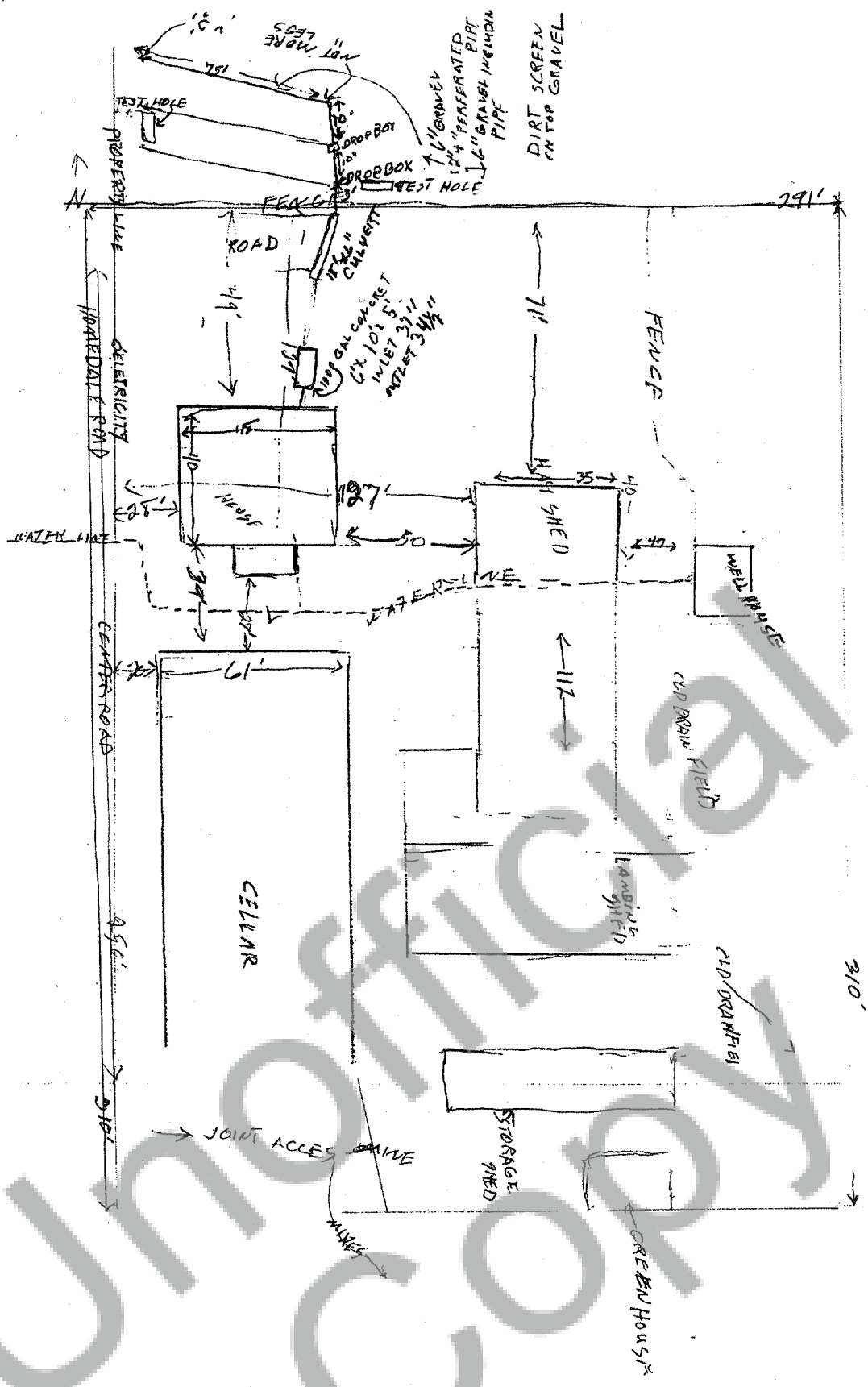


EXHIBIT B