

2007-006682

Klamath County, Oregon



THIS SP



04/10/2007 03:26:54 PM

Fee: \$36.00

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)

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, 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 10 day of April, 2007.

Howard W. Manning  
Howard W. Manning

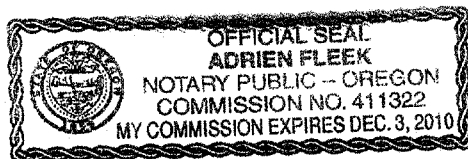
Evelyn F. Manning  
Evelyn F. Manning

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 10 day of April, 2007  
by **Howard W. Manning and Evelyn F. Manning.**

Adrien Fleeck

Notary Public for Oregon  
My commission expires: 12-3-10



**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.

