



MT80040-DS

After recording return to:

DANIEL I. PHELPS

P. O. Box 340

Chiloquin, OR 97624

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

DANIEL I. PHELPS

P. O. Box 340

Chiloquin, OR 97624

Escrow No. MT80040-DS

Title No. 0080040

SWD

THIS SPACE RESERVE

2007-012724

Klamath County, Oregon



07/18/2007 11:26:41 AM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**STEVEN E. MC MANUS and SHERRY E. MC MANUS, as tenants by the entirety,** Grantor(s) hereby convey and warrant to **DANIEL I. PHELPS,** Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

#### PARCEL 1

The SE1/4 of the SE1/4 of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

#### PARCEL 2

All that portion of the SW1/4 of the SW1/4, the SE1/4 of the SW1/4 of Section 24, and the NE1/4 of the NW1/4 Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly of the Railroad right of way line of the Great Northern Railway Co., as the same is now located and surveyed.

#### PARCEL 3

Beginning at the SW corner of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East along the South line of said Section 24, 1582.80 feet to a point on the Southwesterly right of way of the Great Northern Railway Co.; thence North 48° 13' 28" West along said right of way 1767.06 feet to a point on the Southerly right of way of a drain ditch; thence South 57° 33' 07" West along said right of way to the drain ditch 321.55 feet to a point on the West line of said Section 24, and thence South 0° 21' 44" East 1004.74 feet to the point of beginning.

#### PARCEL 4

The NE1/4 of the NE1/4 of Section 26, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING those portions conveyed to the United States of America by Deed recorded July 10, 1916, in Volume 45, page 626, Deed Records of Klamath County, Oregon.

#### PARCEL 5

That portion of the SW1/4 of the SW1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying South of the right of way of the Great Northern Railway Co. and North of the USBR 1-C-1 drainage ditch.

EXCEPTING FROM said Parcels the USBR 1-C Drain, the USBR 1-C-1 Drain, and that portion of the USBR A-4B Lateral lying Southerly and Westerly of the Burlington Northern Railroad right of way.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2007-2008 Real Property Taxes a lien not yet due and payable.

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The true and actual consideration for this conveyance is **\$600,000.00**.

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 17th day of July, 2007.

Steven E. McManus  
STEVEN E. MC MANUS

Sherry E. McManus  
SHERRY E. MC MANUS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 7-17-, 2007 by STEVEN E. MC MANUS and SHERRY E. MC MANUS.

Debbie Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-09

