



THIS SPACE RESERVED FOR

2019-000898

Klamath County, Oregon

01/31/2019 09:18:01 AM

Fee: \$92.00

After recording return to:

Justin Imperato

1335 Mariemont Ave

Sacramento, CA 95864

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

Justin Imperato

1335 Mariemont Ave

Sacramento, CA 95864

File No. 273844AM

STATUTORY WARRANTY DEED

Raymond David Manning, also known as Ray Manning,

Grantor(s), hereby convey and warrant to

Justin Imperato,

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:

Please see attached Exhibit "A"

The true and actual consideration for this conveyance is \$140,000.00.

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:

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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 24 day of January, 2019.

Ray Manning
Ray Manning also known as Raymond David Manning

State of Oregon} ss
County of Klamath County}

On this 24 day of January, 2019, before me, **Rosio V. Hernandez** a Notary Public in and for said state, personally appeared **Raymond David and Elizabeth Anne Manning**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

* Manning

Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: Nov 06, 2020

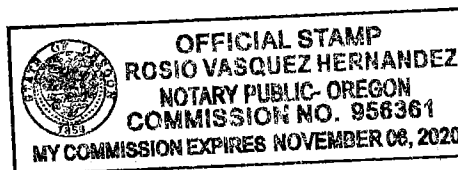


Exhibit "A" Legal Description

PARCEL ONE:

A tract of land situated in the SE1/4 of Section 13, Township 39 South, Range 9, E.W.M., in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin situated on the North right of way line of the County Road known as Airway Avenue, said point being North 30.00 feet and East 1420.40 feet from the South quarter corner of said Section 13; thence North 210.00 feet to a 5/8" iron pin; thence West parallel with the North right of way line of said County Road, a distance of 290.40 feet to a 5/8" iron pin, said point located on the East line of a parcel of land described in a contract of sale from Burrell W. Short et ux., to Alton A. Short, et ux., dated March 9, 1948; thence North 00° 57'30" East along said East line a distance of 2578.05 feet (2680.0 feet by Deed record) to the Southwesterly right of way line of the U.S.B.R. Main Canal; thence South 36 degrees 29'13" East (South 37 degrees 03' East by U.S.B.R. records) along the Southwesterly right of way of said canal, a distance of 631.95 feet; thence South 01 degree 07'45" West a distance of 2380.05 feet to a 5/8" iron pin on the North right of way line of said County Road, said point being 30.00 feet North of the South line of the SE1/4 of said Section 13; thence West, along the North right of way line of said County Road, a distance of 84.43 feet to the point of beginning.

PARCEL TWO:

A tract of land situated in the Southeast quarter of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin situated on the North right-of-way line of the County Road known as Airway Drive, said point being North 30.0 feet East 1504.83 feet from the South quarter corner of said Section 13; thence North 01 degrees 07'45" East a distance of 2349.05 feet to a 5/8" iron pin; thence continuing North 01 degrees 07' 45" East 31 feet, more or less to the Southwesterly right-of-way line of the U.S.R.S. Main Canal; thence South 36°29'13" East along said Southwesterly right of way line a distance of 679.79 feet; thence South 01 degree 07'45" West 30.00 feet to a 5/8" iron pin; thence continuing South 01 degrees 07'45" West a distance of 1803.40 feet to a 5/8" iron pin on the North right-of-way line of said County Road, said point being 30.00 feet North of the South line of the SE1/4 of said Section 13; thence West along the North right-of-way line of said County Road a distance of 414.96 feet to the point of beginning. The bearings are based on the South line of the Southeast quarter of said Section 13 being East and West.

EXCEPTING THEREFROM that portion of said land conveyed to the United States of America for drain ditch purposes in Deed recorded November 7, 1932 in Volume 99 Page 188, deed records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion deeded to Klamath County for road purposes in Volume M75 Page 8128, microfilm records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the following described property:

An area of land situated in the SE1/4 SE1/4 of Section 13, Township 39 South, Range 9 E.W.M., Klamath County, Oregon, being more particularly described as follows: Beginning at a point on the North right of way line of the Southside Expressway, from which the South 1/4 corner of said Section 13 bears S 87°49'00" West 1922.08 feet; thence, along the following courses, N 01°07'45" East 498.40 feet, N 69°25'44" W 59.98 feet, S 01°07'45" W 507.16 feet to a point on the said North right of way line of the Southside Expressway; thence along said North right of way line on the arc of a curve to the left (radius point bears N 13°38'54" E 1262.68 feet and central angle equals 02°37'00") 57.66 feet to the point of beginning, containing 0.65 acres, more or less, with bearings based on record of survey 8172 on file at the office of the Klamath County Surveyor.