

**Fee: \$87.00**

After recording return to: Michael Spencer

Raymond Manning, Claiming Successor of the estate of Elizabeth Ann Manning, fka Elizabeth Anne Patterson, deceased, Klamath County Circuit Court Case No. 24PB03653 convey to Virginia Newman all that real property situated in Klamath County, Oregon, described as follows:

THIS INSTRUMENT WILL 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.


DATED: August 27, 2024

/s/ Raymond Manning
Raymond Manning, Claiming Successor

[illegible]

On the 27 day of August, 2024 personally appeared the above named Raymond Manning and acknowledged the above instrument to be his voluntary act and deed as Affiant and Claiming Successor of the Estate of Elizabeth Ann Manning, fka Elizabeth Anne Patterson, deceased, Klamath County Circuit Court Case No. 24PB03653 .

Subscribed and sworn to before me August 27, 2024

August 27, 2024

 Notary Public for Oregon
 My commission expires: 11-29-2025

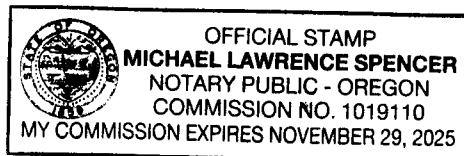


Exhibit "A"

PARCEL 1:

A tract of land situate in Sections 19 and 20, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a 5/8" iron pin at the intersection of the Northerly right of way line of Joe Wright Road with the Easterly right of way line of the Dalles-California Highway 97 in the NE1/4NE1/4 of Section 19, Township 39 South, Range 9 East of the Willamette Meridian; thence North 03° 38' 00" East along said Easterly right of way line 568.68 feet to the true point of beginning for this description; thence continuing along said Easterly right of way line North 03°38' 00" East, 326.00 feet; thence leaving said right of way line East 658.90 feet; thence South 325.34 feet; thence West 679.56 feet to the point of beginning.

PARCEL 2:

A tract of land situate in Sections 19. and 20, Township 39, South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a 5/8" iron pin at the intersection of the Northerly right of way line of Joe Wright Road with the Easterly right of way line of the Dalles-California Highway 97 in the NE1/4NE1/4 of said Section 19, Township 39 South, Range 9 East of the Willamette Meridian; thence North 03° 38' 00" East along said Easterly right of way line 894. 68 feet to the true point of beginning for this description; thence continuing along said Easterly right of way line North 03° 38' 00" East 326.00 feet to a 5/8" iron pin; thence leaving said right of way line, North 89° 52' 48" East, 638.25 feet; thence South 326.69 feet; thence West 658.90 feet to the point of beginning.

TOGETHER WITH a nonexclusive easement for the purpose of ingress and egress over the following described parcel of land: Commencing at the intersection of the Northerly right of way line of Joe Wright Road with the Easterly right of way line of the Dalles-California Highway 97 in the NE1/4NE1/4 of Section 19, Township 39 South, Range 9 East of the Willamette Meridian; thence North 03° 38' 00" along said Easterly right of way line 568.68 feet to the true point of beginning for this description; thence leaving said right of way line East 100.00 feet; thence South 30.00 feet; thence West 101.90 feet to said Easterly right of way line of the Dalles California Highway 97; thence North 03° 38' 00" East along said Easterly right of way line, 30. 06 feet to the point of beginning.