

THIS SPACE RESERVED FOR RE:

2025-003575

Klamath County, Oregon



00341776202500035750030033

05/13/2025 12:26:11 PM

Fee: \$92.00

Robert M. Manning, Affiant for the
The Estate of Lillian V. Manning et al.

138 Greenview Dr.
Eagle Point, OR 97524

Grantor's Name and Address

Robert M. Manning and Donna R. Manning

138 Greenview Dr.
Eagle Point, OR 97524

Grantee's Name and Address

After recording return to:

Robert M. Manning and Donna R. Manning
138 Greenview Dr.
Eagle Point, OR 97524

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

Robert M. Manning and Donna R. Manning
138 Greenview Dr.
Eagle Point, OR 97524

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Robert M. Manning, Affiant for the Estate of Lillian V. Manning and Robert M. Manning, individually,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Robert M. Manning and Donna R. Manning, Husband and Wife,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is Probate Case 24PB03082. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 13th day of May, 2025; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

The Estate of Lillian V. Manning \

Robert M. Manning
Robert M. Manning, Affiant

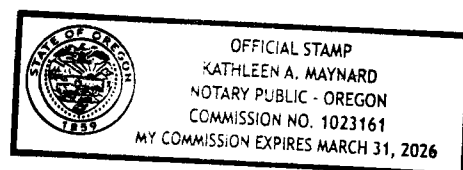
Robert M. Manning
Robert M. Manning, Individually

State of Oregon} ss
County of Klamath}

On this 13th day of May, 2025, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared **Robert M. Manning** as **Affiant** for the **Estate of Lillian V. Manning and Robert M. Manning, Individually**, 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.

Kathleen A. Maynard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 31, 2026



Legal Description
Exhibit "A"

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning on the West line of said Southeast 1/4 of the Northwest 1/4 at a point 10 feet North of the line of the right of way deeded to Richard Hovey as described in Book 97 of Deeds, page 6; thence North along said West line 220 feet, thence East 70 feet, thence South to an intersection with said line running 10 feet North of the Hovey right of way; thence Northwest along said line to the place of beginning.

TOGETHER WITH the right and privilege of an easement from the above described property to the Bonanza Highway; said easement to be perpetual and consist of a strip of land thirty (30) feet wide.

APN 3811-V3600-00700