

554119

ATC-S-27466

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APPOINTMENT OF ADDITIONAL TRUSTEE
AND
DIRECTION TO SELL PROPERTY

KNOW ALL MEN BY THESE PRESENTS, that by TRUST AGREEMENT dated August 25, 1983, Frank H. Brown and Alice O. Brown, as Grantors, established a Trust known as the BROWN FAMILY TRUST B.

Said Trust Agreement provides in part that the Grantors reserve the right to appoint additional Trustees and to remove any Trustee, without cause at any time. Said Trust Agreement further provides that during their lifetime the Grantors may direct the Trustees to sell, exchange, accept or otherwise acquire or dispose of any property of any kind for the Trust.

Pursuant to the above referenced provisions of the said Trust Agreement, Frank H. Brown and Alice O. Brown, Grantors, do hereby appoint William M. Ganong as an additional Trustee of the Brown Family Trust B.

Further, Frank H. Brown and Alice O. Brown, Grantors, do hereby direct said Trustee to execute all Instruments and to undertake any other acts necessary to effect the sale of the real property described on EXHIBIT "A" attached hereto; to Robert Bruce Baker and Wanda Kay Baker, husband and wife.

IN WITNESS WHEREOF Grantors have executed this Instrument the day and year first herein writtten.

Frank H. Brown
Frank H. Brown

Alice O. Brown
Alice O. Brown

STATE OF OREGON)
County of Klamath) SS.

The foregoing Instrument was acknowledged before me this 25TH day of April, 1984, by Frank H. Brown and Alice O. Brown, husband and wife, Grantor Trustees.

(SEAL)

William M. Ganong
Notary Public for Oregon
My Commission expires: 11/28/86

after recording return to:
Mr. & Mrs. Frank H. Brown
5041 Bristol #1
Klamath Falls, Oregon

EXHIBIT "A"

DESCRIPTION

Beginning at a point which lies North $1^{\circ} 14'$ West a distance of 680.3 feet and South $89^{\circ} 26'$ West a distance of 913.0 feet from the iron pin which marks the section corner common to Section 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: Continuing South $89^{\circ} 26'$ West a distance of 148.1 feet to an iron pin which lies on the Easterly right of way line of the USRS Drain; thence North $34^{\circ} 19'$ West a distance of 172.9 feet to an iron pin; thence North $89^{\circ} 24'$ East a distance of 242.5 feet to an iron pin; thence South $1^{\circ} 14'$ East a distance of 143.9 feet, more or less, to the point of beginning, in the $S\frac{1}{2}S\frac{1}{2}N\frac{1}{2}SE\frac{1}{4}SE\frac{1}{4}$ of Section 3, township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29 recorded May 24, 1983 in Book M-83 at page 8062.
3. An easement, including the terms and provisions thereof, as set forth in deed recorded August 11, 1944 in Deed Volume 168 at page 6, for ditches and pipe lines to convey water across the North end of said lot.
4. Reservations, restrictions and 20 foot building set back line, including the terms and provisions thereof, as set out in deed recorded August 11, 1944 in Deed Volume 168 at page 6.
5. An easement, including the terms and provisions thereof, created by instrument
 Recorded : August 5, 1982 Book: M-82 Page: 10048
 In favor of : CP National Gas
 For : 5 foot gas easement

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate City or County Planning Department to verify approved uses.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 8th day of May A.D., 1984 at 10:45 o'clock A M, and duly recorded in Vol M84, of Deeds on page 7663.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy