FORM No. 633—WARRANTY DEED (Individual or Corporation).

Vol. M80 Page 7927

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, ORE.

1-1-74 8 61159

WARRANTY DEED

5741

*KNOW ALL MEN BY THESE PRESENTS, That* George Thomas Horn and Janet Sharron Horn, husband and wife,

*hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* Colleen L. Rambo and Michelle Rambo, a minor, by and through her Guardian Colleen L. Rambo, each as to an undivided one-half interest, *hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of* Klamath *and State of Oregon, described as follows, to-wit:*

PARCEL I:

That portion of that tract of land described in Volume 171, page 86 of Deed Records of Klamath County, Oregon, lying North of the following described line:

BEGINNING at a 5/8" iron rod on the Easterly right-of-way line of Algoma Road (Old Dalles-California Highway), from which the North-east corner of Section 7, Township 37 South, Range 9 East, Willamette Meridian, Klamath County, Oregon bears North 83°25'56" East, 2619.29 feet; thence South 89°05'36" East, 400.61 feet to a 5/8" iron rod; thence South 38°14'11" East, 102.02 feet to a 5/8" iron rod; thence East, 818.4 feet, more or less, to a point on the Easterly line of the Northwest one-quarter of the North-east one-quarter of Section 7.

(for continuation of this deed see reverse side of this document)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

*And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances* except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed; *and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.*

*The true and actual consideration paid for this transfer, stated in terms of dollars, is* $50,000.00

~~①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).①~~ *(The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)*

*In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.*

*In Witness Whereof, the grantor has executed this instrument this* ..... *day of* January, *19* 82; *if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.*

George Thomas Horn

George Thomas Horn

Janet Sharron Horn

Janet Sharron Horn

(If executed by a corporation, affix corporate seal)

*STATE OF OREGON,* County of Klamath } ss.

January 28, *19* 82.

*Personally appeared the above named* George Thomas Horn and Janet Sharron Horn, husband and wife, *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

*Before me:*

(OFFICIAL SEAL) Mary Lou Defiry

*Notary Public for Oregon*

*My commission expires:* 11-16-84

*STATE OF OREGON, County of* ..... ) ss.

....., *19*.....

*Personally appeared* ..... *and* ..... *who, being duly sworn, each for himself and not one for the other, did say that the former is the* ..... *president and that the latter is the* ..... *secretary of* ....., *a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.*

*Before me:*

(OFFICIAL SEAL)

*Notary Public for Oregon*

*My commission expires:*

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Conservatorship of Michelle Rambo
1135 Pine St
KFO 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

*STATE OF OREGON,* County of ..... } ss.

*I certify that the within instrument was received for record on the* .....*day of* ....., *19*....., *at*.....*o'clock*.....*M., and recorded in book/reel/volume No*.....*on page*.....*or as document/fee/file/instrument/microfilm No.* ....., *Record of Deeds of said county.*

*Witness my hand and seal of County affixed.*

NAME TITLE

*By* .....*Deputy*

Check # 14.00

EXCEPTING therefrom that tract of land described in Volume M-76, page 8749 of Deed Records of Klamath County, Oregon.

Subject, however, to the following:

1. Rights of the public in and to any portion of the above described premises lying within the limits of roads and highways.
2. Easement, including the terms and provisions thereof, from Henrietta Horn and Geo. C. Horn, wife and husband, to United States of America, dated September 5, 1952, recorded September 12, 1952 in Volume 256, page 563, Deed Records of Klamath County, Oregon.

   By an instrument recorded April 12, 1954, in Deed Volume 266 page 316, Deed Records of Klamath County, Oregon the above easement was conveyed by the United States of America, Department of Interior, by and through the Boneville Power Administration to Pacific Power and Light Co.
3. An easement created by instrument, including the terms and provisions thereof,
   Dated : August 29, 1961
   Recorded : January 5, 1962 Book: 334 Page: 592
   In favor of : The California- Oregon Power Company
   For : Pole & Wire Lines
4. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
5. Easement, including the terms and provisions thereof, as disclosed by deed
   Dated : December 20, 1966
   Recorded : December 22, 1966 Book: M-66 Page: 12605
   Re-recorded : January 10, 1967 Book: M-67 Page: 216
   In favor of : George Thomas Horn and Janet Sharron Horn.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 7th day of May A.D., 19 86 at 4:02 o'clock P M., and duly recorded in Vol. M86, of Deeds on Page 7927.

Evelyn Biehn, County Clerk
By _____

FEE $14.00