

KNOW ALL PERSONS BY THESE PRESENTS, made this 18th day of February, 1987, that WALTER V. PATTON, JR. and DIANNE L. PATTON, husband and wife, Grantors, for the consideration hereafter stated, have bargained and sold and by these presents do hereby grant, bargain, sell and convey unto RANCHO PASO BRAVO, INC., Grantee, the following described premises in Klamath County, Oregon, to wit:

PARCEL 1

The E $\frac{1}{4}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

The NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 35, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

ALSO the following described tract of land: Beginning at the Northwest corner of the NE $\frac{1}{4}$ of Section 35, Township 34 South, Range 6 East of the Willamette Meridian; thence South 15 chains; thence East 3 and 1/3 chains; thence North 15 chains; thence West 3 and 1/3 chains to the point of beginning.

EXCEPTING THEREFROM the following: Beginning at a point on the section line between Section 26 and Section 35, Township 34 South, Range 6 East of the Willamette Meridian, 675.7 feet West of the Quarter Section corner; thence South along the West line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 35 and of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 35 a distance of 990 feet; thence East on the South line of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 35, a distance of 530 feet; thence North a distance of 330 feet; thence West a distance of 135 feet; thence North a distance of 660 feet to intersect the above mentioned section line 395 feet East of point of beginning; thence West along the section line 395 feet to point of beginning.

SUBJECT TO:

1. Agreement, including the terms and provisions thereof, between Carleton O. Brown et al and California Oregon Power Co., dated August 13, 1935, recorded September 7, 1935, in Volume 105 page 165, Deed Records of Klamath County, Oregon.
2. Easement for ingress and egress as disclosed by Contract from Alice R. Brown, seller and Joe A. Jones, as buyer, dated December 11, 1968, recorded December 12, 1968, in Volume M68 page 10792, Deed Records of Klamath County, Oregon.
3. Trust Deed dated September 14, 1979, recorded in Vol. M-79 at page 21900 of the Mortgage Records of Klamath County, Oregon wherein Raymond J. Driscoll, Inc. is Grantor and Del Parks as Conservator for Alice Brown Beneficiary.
4. Real property taxes and assessments of record.

The true and actual consideration for this transfer is \$233,000.00.

TO HAVE AND TO HOLD the premises with their appurtenances unto the said Grantees, their heirs, devisees, grantees, and assigns forever.

The Grantors hereby covenant that as of this date they are the owners in fee simple of said premises; that they are free of all encumbrances except those above set forth, and that they will warrant and defend the same from all lawful claims except those above set forth, which the Grantees have agreed to take subject to.

WITNESS the hands of the Grantors the day and year first herein written.

Walter V. Patton, Jr.
Walter V. Patton, Jr.

Dianne L. Patton
Dianne L. Patton

STATE OF OREGON; County of Klamath) ss

On this 24th day of February, 1987, personally appeared the above named Walter V. Patton, Jr. and Dianne L. Patton, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(SEAL)

Sandra C. Shook
Notary Public for Oregon
My commission expires: 4/18/87

Until a change is requested all Tax statements shall be sent to the following address: Rancho Paso Bravo, Inc., 15 Corporate Plaza, Suite 120, Newport Beach, CA 92660

After recording return to: William M. Ganong, Attorney at Law, 1151 Pine Street, Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 19th day of March A.D., 19 87 at 10:37 o'clock A M., and duly recorded in Vol. M87 of Deeds on Page 4526.

Evelyn Biehn, County Clerk
By [Signature]

FEE \$10.00

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