

85854

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

WINONA M. ERICKSON aka WINONA ERICKSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD B. RAMBO and SUSAN G. RAMBO, husband and wife, 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:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

MOUNTAIN TITLE COMPANY

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."

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 all those of record 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 \$ 20,000.00

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 1st day of April, 1988; if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers duly authorized thereto by order of its board of directors.

Winona M. Erickson
WINONA M. ERICKSON

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath
April 1, 1988

Personally appeared the above named
WINONA M. ERICKSON

and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: 11/16/91

STATE OF OREGON, County of

Personally appeared , 19 , and

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

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:

WINONA M. ERICKSON

4787 Onyx Drive
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

RICHARD B. RAMBO and SUSAN G. RAMBO
P.O. Box 393
Keno, OR 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer
Deputy

By

EXHIBIT "A"
LEGAL DESCRIPTION

4784

A tract of land in the W1/2 NW1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point 30 feet East and 30 feet North of the quarter corner common to Sections 16 and 17 in Township 39 South, Range 9 East of the Willamette Meridian, running thence East 1658 feet, more or less, to the West boundary line of Government Drain Ditch, 1-C-1; thence along the Westerly boundary line of said Drain Ditch, North 10 degrees 45' East 402.3 feet; thence North 39 degrees 54' West 1338 feet, more or less, to an intersection with the Easterly boundary line of Midland Market Road; thence along the Easterly boundary of the said Market Road in a Southwesterly direction to the point of beginning.

LESS AND EXCEPTING rights of way for irrigation ditches and drains heretofore deeded to the United States of America.

EXCEPTING THEREFROM the following described tract of land deeded to Ronald L. McDaniel et ux., by deed recorded in Deed Volume 354, page 428. Beginning at an iron pin situated on the Southeasterly right of way of the Old Midland Road, said point located South a distance of 1795.5 feet and South 77 degrees 15' East a distance of 168.0 feet from the Northwest corner of said Section 16; thence South 49 degrees 45' East a distance of 170.0 feet to an iron pin; thence South 2 degrees 55' East a distance of 166.9 feet, more or less, to an iron pin on the Northerly right of way of the U.S.B.R. A-S-1 (F-16) canal; thence Northeasterly along the Northerly right of way of said canal to the intersection of the Westerly right of way of the U.S.B.R. A-3 canal; thence Northwesterly along the Westerly right of way of said canal to the intersection with the Southeasterly right of way of the Old Midland Road; thence Southwesterly along the Southeasterly right of way of said road to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land situate in the SW1/4 NW1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin on the Southeasterly right of way of the Old Midland Road, said point being South 77 degrees 15' East a distance of 168.0 feet from an iron pipe which is South a distance of 1795.5 feet from the iron pin marking the Northwest corner of said Section 16; thence South 49 degrees 45' East a distance of 170.0 feet to an iron pin; thence South 30 degrees 00' West a distance of 120.06 feet to a point; thence North 59 degrees 12' West a distance of 163.58 feet, more or less, to a point on the Southeasterly line of Old Midland Road; thence Northeasterly, along said Southeasterly line being on the arc of a curve to the right, a distance of 148.35 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land situate in the SW1/4 NW1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin situated on the Southeasterly right of way line of the Old Midland Road, said point being located South a distance of 1795.5 feet and South 29 degrees 11' East a distance of 191.67 feet from the Northwest corner of said Section 16; thence South 59 degrees 12' East a distance of 163.58 feet to an iron pin; thence South 30 degrees 00' West a distance of 56.54 feet to an iron pin located on the Northeasterly right of way line of the U.S.B.R. A-3-1 (F-16) canal; thence North 74 degrees 15' West along the Northeasterly right of way line of said canal a distance of 149.0 feet to an iron pin located on the Southeasterly right of way line of the Old Midland Road; thence Northeasterly along the Southeasterly right of way line of said road on the arc of a curve to the right a distance of 97.45 feet, more or less to the point of beginning.

SAVING AND EXCEPTING any portion thereof contained in the Midland Highway, as said highway has been relocated.

ALSO EXCEPTING beginning at an iron pin on the Southeasterly right-of-way of the Old Midland Road, said point being South 77 degrees 15' East a distance of 168.00 feet and South 49 degrees 45' East a distance of 170.0 feet from an iron pipe which is South a distance of 1795.5 feet from the iron pin marking the Northwest corner of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; said point of beginning being the Northeast corner of that tract of land described in document recorded December 29, 1972 in Volume M72, page 15128, Klamath County Microfilm Records; thence South 2 degrees 55' East a distance of 166.90 feet, more or less, to an iron pin on the Northerly right-of-way of the U.S.B.R. A.S.I. (F-16) canal; thence Southwesterly along the Northerly right-of-way of said canal to a point 149.0 feet from the Southeasterly right-of-way line of the Old Midland Road, said point also being the Southeast corner of that tract of land described in document recorded July 15, 1976 in Volume M76, page 10797, Klamath County Microfilm Records; thence North 30 degrees 00' East a distance of 176.60 feet to the point of beginning.

Tax Account No.: 3909 01680 01500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 1st day of April A.D. 19 88 at 4:20 o'clock P.M., and duly recorded in Vol. M88 of Deeds on Page 4783.

FEE \$15.00

Evelyn Biehn, County Clerk
By [Signature]