

#01036553  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
Daniel G. Brown and Elouise Brown, Trustees  
1380 Wildpalm Court  
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

RICHARD B. RAMBO and SUSAN G. RAMBO, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to DANIEL G. BROWN AND  
ELOUISE BROWN, TRUSTEES OF THE DANIEL G. BROWN TRUST U.T.A.D.  
DECEMBER 20, 1990, as to an undivided one-half interest and  
ELOUISE BROWN AND DANIEL G. BROWN, TRUSTEES OF THE ELOUISE BROWN  
TRUST U.T.A.D. DECEMBER 20, 1990, as to an undivided one-half  
interest, hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described  
as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN.....

"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." *AB*

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$97,300.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 29th day of May, 1991.

*Richard B. Rambo*  
RICHARD B. RAMBO

*Susan G. Rambo*  
SUSAN G. RAMBO

STATE OF OREGON, County of Klamath)ss.

*Richard B. Rambo*, 1991, personally appeared RICHARD B.  
RAMBO and SUSAN G. RAMBO and acknowledged the foregoing  
instrument to be their voluntary act and deed.

*Barlene V. Addington*  
Notary Public for Oregon  
My Commission Expires: March 22, 1993.

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1 H  
5 JUN 1991

## EXHIBIT "A"

## PARCEL 1:

A tract of land in the W 1/2 NW 1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of 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, 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 at 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.

Continued on next page

ALSO EXCEPTING THEREFROM a tract of land situate in the SW 1/4 NW 1/4 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 SW 1/4 NW 1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, 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, in the County of Klamath, State of Oregon, said point of beginning being the Northeast corner of that tract of land described in document recorded December 29, 1972 in Volume M-72 at 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 M-76 at Page 10797, Klamath County Microfilm Records; thence North 30 degrees 00' East a distance of 176.60 feet to the point of beginning.

## EXHIBIT "A" CONTINUED

## PARCEL 2:

A tract of land situate in the SW 1/4 of NW 1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, 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.

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, in the County of Klamath, State of Oregon; said point of beginning being the Northeast corner of that tract of land described in document recorded December 29, 1972 in Volume M-72 at 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 M-76 at Page 10797, Klamath County Microfilm Records; thence North 30 degrees 00' East a distance of 176.60 feet to the point of beginning.

CODE 172 MAP 3909-16BO TL 1700  
CODE 172 MAP 3909-16BO TL 1900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 5th day  
of June A.D., 19 91 at 1:56 o'clock P.M., and duly recorded in Vol. M91  
of Deeds on Page 10568.

Evelyn Biehn County Clerk

By Pauline Mulendore

FEE \$43.00