

NE 35318

Vol. m91 Page 19794KNOW ALL MEN BY THESE PRESENTS, That
MARJORIE J. RAMBO

_____, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIM AND CHARLENE WHEELER, 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:

PORTION SEC. 20 TWP 40S RANGE 8 E

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

(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 easements or restrictions of record or apparent on the face of the land.

_____ and that grantor will warrant and forever defend the above granted 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 \$ 25,000.00

_____ consideration (indicate which).^①

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

WITNESS grantor's hand this 26 day of September, 1991

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.

MARJORIE J. RAMBO

STATE OF OREGON, County of KLAMATH ss. September 26, 1991Personally appeared the above named MARJORIE J. RAMBO

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

PATRICIA A. CHANEY
NOTARY PUBLIC-OREGONMy Commission Expires 10-22-93

Before me: Patricia A. Chaney
Notary Public for Oregon
My commission expires 10-22-93

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Marjorie J. Rambo
P.O. BOX 52
Keno, Oregon 96727

GRANTOR'S NAME AND ADDRESS

Jim and Charlene Wheeler
9220 Burnet Ave.
Sepulveda, Calif 91343

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jim and Charlene Wheeler
9220 Burnet Ave
Sepulveda, Calif 91343

NAME, ADDRESS, ZIP

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

Jim and Charlene Wheeler
9220 Burnet Ave.
Sepulveda, Calif. 91343

NAME, ADDRESS, ZIP

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 fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

33.00

PARCEL 1:

Beginning at a point on the North line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ from which the Northeast corner thereof bears North 89° 54' 49" East, 631.40 feet; thence South 89° 54' 49" West on said North line, 717.40 feet to the Northwest corner of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence South 00° 17' 06" East of the West line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, 662.49 feet to the South line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence North 89° 57' 06" East of said South line, 427.98 feet; thence North 00° 13' 53" West 331.38 feet; thence North 89° 55' 57" East 289.05 feet; thence North 00° 16' 27" West 331.49 feet to the point of beginning.

PARCEL 2:

A tract of land situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Northeast corner of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence South 89° 54' 49" West on the North line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, 631.40 feet; thence South 00° 16' 27" East, 331.49 feet; thence North 89° 55' 57" East, 289.05 feet to the beginning of a 180.00 foot radius curve to the right; thence on said curve 282.74 feet to the beginning of a 121.67 foot radius curve to the left; thence on said curve 191.08 feet; thence North 89° 57' 06" East, 42.18 feet to the East line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence North 00° 18' 51" West on said East line, 633.39 feet to the point of beginning.

EXHIBIT "A"

Parcel 1 and Parcel 2 (as described above) shall each have an undivided one-third (1/3) interest in the well, pump & pumphouse located on Parcel 3 (as described above). Parcels 1 and 2 shall also have access to said well from Parcel 3 for the purpose of establishing a pipeline for the purpose of maintaining said pipeline.

The easement for well pipeline shall be located within the boundary of the easement for ingress, egress and utilities as described in this instrument. Also the one-third interest and easement described herein shall be contingent upon the owners of Parcel 1 and Parcel 2 each contributing one-third of the cost of repairing, maintaining and operating said well, pump and pumphouse and it is meant by this conveyance that all subsequent purchasers of Parcel 1 and Parcel 2 shall be bound by the terms of this conveyance and that their rights in said well, pump and pumphouse and easement shall be contingent upon their so sharing in the expense described herein.

PARCEL 3:

A tract of land situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath State of Oregon, being more particularly described as follows:

Beginning at a point on the East line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ from which the Northeast corner thereof bears North 00° 18' 51" West, 633.39 feet; thence South 00° 18' 51" East of said East line, 30.00 feet to the South line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence South 89° 57' 06" West on said South line, 921.16 feet; thence North 00° 13' 53" West 331.38 feet; thence North 89° 55' 57" East, 578.17 feet to the beginning of a 180.00 foot radius curve to the right; thence on said curve 282.74 feet to the beginning of a 121.67 foot radius curve to the left; thence on said curve 191.08 feet; thence North 89° 57' 06" East, 42.18 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jim Wheeler the 30th day of Sept. A.D., 19 91 at 11:14 o'clock A M., and duly recorded in Vol. M91 of Deeds on Page 19794.

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline Mulender