



02037830
WARRANTY DEED

AFTER RECORDING RETURN TO:

LYSSA C. RAY

JOHN F. HANCOCK

5211 Tinalandia
Klamath Falls, OR 97601

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

DANIEL G. BROWN AND ELOUISE BROWN, Trustees of the DANIEL G. BROWN TRUST U.T.A.D. December 20, 1990, as to an undivided 1/2 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 1/2 interest, convey(s) to LYSSA C RAY AND JOHN F. HANCOCK, NOT AS TENANTS IN COMMON, BUT WITH FULL RIGHTS OF SURVIVORSHIP hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

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 3909-1680 TL 1700
CODE 172 MAP 3909-1680 TL 1900

"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."

and covenant(s) that grantor is the owner of the above described
Continued on next page

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WARRANTY DEED
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property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record, if any, and those 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 \$30,000.00.

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 5th day of December, 1991.

DANIEL G. BROWN AND ELOUISE BROWN, Trustees of the DANIEL G. BROWN TRUST U.T.A.D. DECEMBER 20, 1990

Daniel G. Brown Trustee
DANIEL G. BROWN, TRUSTEE

Eloise Brown Trustee
ELOUISE BROWN, TRUSTEE

ELOUISE BROWN AND DANIEL G. BROWN, Trustees of the ELOUISE BROWN TRUST U.T.A.D. DECEMBER 20, 1990

Eloise Brown Trustee
ELOUISE BROWN, TRUSTEE

Daniel G. Brown Trustee
DANIEL G. BROWN, TRUSTEE

Daniel G. Brown
DANIEL G. BROWN, INDIVIDUALLY

Eloise Brown
ELOUISE BROWN, INDIVIDUALLY

STATE OF OREGON, County of KLAMATH)ss.

December 13, 1991.

Personally appeared the above named DANIEL G. BROWN AND ELOUISE BROWN, TRUSTEES OF THE DANIEL G. BROWN TRUST U.T.A.D. DECEMBER 20, 1990 and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me: W. Arlene J. Addington
Notary Public for Oregon

My Commission Expires: 3-22-93

STATE OF OREGON, County of KLAMATH)ss.

December 13, 1991

Personally appeared the above named ELOUISE BROWN AND DANIEL G. BROWN, TRUSTEES OF THE ELOUISE BROWN TRUST U.T.A.D. DECEMBER 20, 1990 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: W. Arlene J. Addington
Notary Public for Oregon

My Commission Expires: 3-22-93

STATE OF OREGON, County of Klamath)ss.

December 13, 1991.

Personally appeared the above named DANIEL G. BROWN AND ELOUISE BROWN, HUSBAND AND WIFE, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: W. Arlene J. Addington
Notary Public for Oregon

My Commission Expires: 3-22-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 16th day
of Dec. A.D., 19 91 at 10:49 o'clock A M., and duly recorded in Vol. M91,
of Deeds on Page 26128.

Evelyn Biehn . County Clerk

FEE \$38.00

By

Pauline M. Anderson

