

MTC 36315DS

## WARRANTY DEED

HAZEL LOUISE WILCHER,

Grantor(s) hereby grant, bargain, sell and convey

RICHARD RAMBO and SUSAN RAMBO, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE ATTACHED EXHIBIT "A" WHICH IS MADE A PART HEREIN BY THIS REFERENCE  
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any;  
and the 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.

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 393, Keno, OR. 97627

Dated this 28 day of October 19 95

*Hazel Louise Wilcher*  
HAZEL LOUISE WILCHER

## NOTARY ACKNOWLEDGEMENT

STATE OF ArizonaCOUNTY OF Maricopass. October 28 19 95

Personally appeared the above named Hazel Louise Wilcher

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

*David J. Fatica*Notary Public for BofAMy commission expires 6-21-99

Return to:

RICHARD RAMBO

P.O. Box 393

Keno, OR. 97627

## EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situate in the NE1/4 of the SW1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and a parcel of land located in the West half of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, more particularly described as follows: Beginning at a 5/8 inch iron pin which is South 89 degrees 54' 36" East 60 feet from the Northeast corner of Lot 1 in Block 1 Whispering Pines Subdivision, said point being on the East right of way line of Whispering Pines Drive; thence South 0 degrees 04' East 652.25 feet and the true point of beginning, said point also being the Southwest corner of Volume M72 page 12797, Microfilm Records of Klamath County, Oregon, thence East at the South line of said instrument to the Westerly right of way line of the Keno-Worden Highway; thence Southeasterly along said Westerly right of way to the South line of the NE1/4 of the SW1/4; thence West along said line to the East line of Keno Whispering Pines First Addition; thence North along said Easterly line to a point West 60 feet from the point of beginning; thence East 60 feet to the point of beginning.

ALSO the following non-exclusive easement: A tract of land for easement purposes over a tract situated in the NE1/4 SW1/4 Section 6, Township 40 South, Range 8 East, W.M., more particularly described as follows: Beginning at the intersection of the Southerly line of property described in deed recorded in Volume M73, page 3613, Klamath County Deed Records and the East line of the Keno-Worden Highway; thence North 58 degrees 15' 00" East a distance of 300 feet to a 5/8 inch iron rod; thence North 31 degrees 33' 00" West a distance of 60 feet to a 5/8 inch iron rod; thence North 38 degrees 15' 00" East a distance of 150 feet to the left bank of the Klamath River; thence South 60 feet along said bank; thence South 58 degrees 15' 00" West 150 feet; thence South 31 degrees 33' 00" East 60 feet; thence South 58 degrees 15' 00" West 300 feet to the East line of the County Road; thence North along said road to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in the NE1/4 SW1/4 and the SE1/4 NW1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that tract of land described in Deed Volume M83, page 4375 of the Klamath County Deed Records, more particularly described as follows:

Beginning at the Northeast corner of Lot 1 in Block 1 of "Keno Whispering Pines"; thence, along the boundary of said "Keno Whispering Pines", South 00 degrees 03' 57" East 603.80 feet to the C-W 1/16 corner of said Section 6, and South 00 degrees 01' 15" West 273.55 feet; thence South 89 degrees 59' 24" East 530.06 feet; thence North 71 degrees 13' 12" East 471.36 feet to a point on the Westerly right of way line of the Keno-Worden Road; thence North 31 degrees 33' 00" West, along said right of way line, 86.1 feet, more or less, to the South line of that tract of land described in Deed Volume M72, Page 12797; thence, along the lines of said tract, West 871.3 feet, more or less, to a 5/8" iron pin and North 00 degrees 03' 57" West 276.35 feet; thence continuing North 00 degrees 03' 57" West 375.90 feet, thence South 89 degrees 54' 36" West 60.00 feet to the point of beginning.

Subject to: An easement for ingress and egress and public utilities on the above described tract being more particularly described as follows. Beginning at the Northeast corner of said Lot 1, Block 1; thence North 89 degrees 54' 36" East 60.00 feet; thence South 00 degrees 03' 57" East 375.90 feet to the Northwest corner of that tract of land described in said Deed Volume M72, Page 12797; thence West 60.00 feet; thence North 00 degrees 03' 57" West 376.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 30th day  
of October A.D., 19 95 at 3:09 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 29597.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Annette Mueller