

65438

MT45674-KR
WARRANTY DEED

Vol. M98 Page 31914

JOHN J. DILLON and JUDITH A. DILLON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RICHARD B. RAMBO and SUSAN RAMBO, as tenants by the entirety,
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 EXHIBIT A WHICH IS MADE A PART HEREOF 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:

SUBJECT TO: Trust Deed dated July 15, 1997 and recorded July 15, 1997 in
Volume M97, page 22269, Microfilm Records of Klamath County, Oregon in
favor of Janet Clinteen Morrow Smith, as Beneficiary which the above
named Grantees hereby agree to assume and pay in full.

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 \$ 35,000.00.

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 27TH day of August, 1998

John J. Dillon
JOHN J. DILLON
Judith A. Dillon
JUDITH A. DILLON

STATE OF NEVADA

COUNTY OF WASHOE SS. August 19 98

Personally appeared the above named

JOHN J. DILLON & JUDITH A. DILLON

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

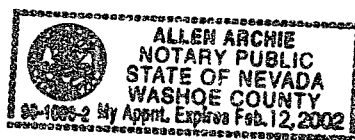
Allen Archie
Notary Public for NEVADA
My commission expires 02/12/02

(seal)

ESCROW NO. MT45674-KR

Return to:

RICHARD B. RAMBO
P.O. BOX 393
KENO, OR 97627



31915

EXHIBIT "A" **LEGAL DESCRIPTION**

A parcel of land in Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron axle on the Easterly right of way of the Keno-Worden Road, which is located 1,622.59 feet North and 2,906.46 feet West from the Southeast corner of Section 6; thence North 0 degrees 58' West, along said road boundary 741.50 feet to a 5/8 inch iron pin; thence Northwesterly along said road boundary 258.60 feet to a point South 31 degrees 33' East 60.00 feet from the most Southerly corner of recorded Survey No. 1259 which is the true point of beginning of this description; thence North 58 degrees 15' East 272.36 feet; thence South 45 degrees 05' 10" East 255.00 feet; thence South 36 degrees 44' West 152.30 feet; thence South 71 degrees 11' West 232.00 feet to the Easterly right of way of the Keno-Worden Road; thence Northerly along said road boundary to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Ameri title the 31st day
of August A.D., 19 98 at 11:47 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 31914

FEE \$35.00

By Kathleen Ross Bernetha G. Letsch, County Clerk