

AFTER RECORDING, RETURN TO:

Robert & Mary Bramwell, Trustees

10205 Highway 39

Klamath Falls, OR 97603

Until requested otherwise, send all

tax statements to:

Robert & Mary Bramwell, Trustees

10205 Highway 39

Klamath Falls, OR 97603

2016-006104

Klamath County, Oregon



00187834201600061040020020

06/10/2016 09:40:38 AM

Fee: \$47.00

Rose A. Garcia
Returned at Counter

WARRANTY DEED

Robert D. Bramwell Sr and Mary A. Bramwell, "Grantor(s)," hereby conveys, grants, sells and warrants, to Robert D. Bramwell Sr and Mary A. Bramwell, Trustees of the Robert D. Bramwell Sr and Mary A. Bramwell Joint Revocable Living Trust, "Grantee," the following real property, situated in Klamath County, State of Oregon, free of encumbrances except for matters of public record:

See Exhibit "A"

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEE(S) AND GRANTEE(S)' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

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.

Dated this 9 day of June, 2016.


ROBERT D. BRAMWELL SR


MARY A. BRAMWELL

STATE OF OREGON

)

) ss.

County of KLAMATH

)

The foregoing instrument was acknowledged before me this 9 day of June, 2016 by Robert D. Bramwell Sr and Mary A. Bramwell.



Notary Public for Oregon

My Commission Expires: 2/27/2018

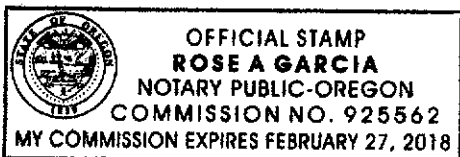


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Section 31, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is located North 00 degrees 18' 20" East 415.91 feet from the West quarter corner of said Section 31; thence South 89 degrees 54' 28" East 1660.00 feet, along an existing fence line and its extension; thence South 00 degrees 18' 20" West, parallel with the West line of said Section 31, 300.00 feet; thence South 89 degrees 54' 28" East 760 feet, more or less, to the Westerly meander line of Lost River, the above described line being that line as described in Deed Volume M69, page 10277, Deed Records of Klamath County, Oregon; thence Southwesterly, along the said Westerly meander line of Lost River, to a point in an existing fence line as described in Deed Volume 273 at page 206, of said Deed records, said point bears South 89 degrees 56' East from a point which is North 865 feet (by said Deed Volume 273, page 206) from the Northwest corner of Government Lot 6 of said section 6; thence North 89 degrees 56' West, along said fence line, to the West line of said Section 31, thence North 892.3 feet (by said Deed Volume 273, page 206) to the point of beginning.

EXCEPTING THEREFROM any portion lying within the rights of way of the Klamath Falls-Malin Highway (State Highway No. 39), the Burlington Northern Railroad (formerly Great Northern Railroad), and the U.S.R.S. drain ditch.

LESS AND EXCEPT the Northerly 10 acres of the property more particularly described as follows:

Beginning at a point 413.8 feet North of the Northwest corner of Lot 6, Section 31, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon; thence East 1823.2 feet to the meander line of Lost River; thence North 1 degree East 248 feet; thence North 24 1/2 degrees East 242.5 feet along said meander line; thence West 1926.1 feet; thence South 468.4 feet to the place of beginning.