

Until a change is requested, all tax statements shall be sent to grantee at P O BOX 63 CRESCENT OR 97733

WARRANTY DEED

BATISTA MILANI and JUANITA MILANI, husband and wife, Grantors, convey and warrant to GEORGE T. TAYLOR and FRIEDA S. TAYLOR, husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

The following described real property situated in Klamath County, Oregon: A parcel of land containing 1.42 acres, situate in the SW 1/4 SE 1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being the eastern part of that parcel conveyed to Batista and Juanita Milani in Volume M82, page 522, Deed Records of Klamath County, Oregon, and more particularly described as follows: Commencing at the South quarter corner of said Section 36; thence along the center quarter line of Section 36, N. 00° 26' 27" E. 881.76 feet; thence along the North line of the above said Milani land, S. 89° 21' 15" E. 839.0 feet to the point of beginning, a #5 x 48" plastic-capped steel rod; thence continuing S. 89° 21' 15" E. 181.0 feet to a #5 x 48" plastic-capped steel rod; thence along two lines of land conveyed to Cascade Natural Gas Corporation, S. 00° 26' 27" W. 259.1 feet to a #5 x 48" plastic-capped steel rod and S. 89° 21' 15" E. 140.5 feet to a #5 x 48" plastic-capped steel rod set along the arc of a 0° 58' curve at the Northwest line of U. S. Highway 97; thence 64.54 feet along said curve arc, the chord of which bears S. 23° 10' W. 64.53 feet to a 35 steel rod at the Northeast corner of Riddle Acres Subdivision; thence along the North line of said Riddle Acres, N. 89° 21' 15" W. 295.49 feet to a #4 steel rod at the corner common to Lots 4 and 5, Block 1, Riddle Acres; thence along the East line of Milani reserved lands, N. 00° 14' 19" E. 318.8 feet to the point of beginning, as shown on that certain plat of May 1982 made by Raymond E. Oman, PLS, and on file in the records of the Klamath County Surveyor.

SUBJECT TO:

1. Taxes for 1982-83, a lien not yet payable;
2. Rights of the public in and to any portion of the herein described premises lying within the limits of any roads or highways;
3. Provisions and restrictions in deed from Ora F. Blay, a widower, to The State of Oregon, by and through its State Highway Commission, dated December 13, 1951, recorded December 15, 1951, in Volume 251, page 535, Deed Records of Klamath County, Oregon, as follows: "as an essential part of this transaction, I, the

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WARRANTY DEED

(Return Deed to)
GRAY, FANCHER, HOLMES & HURLEY
ATTORNEYS AT LAW
40 N.W. GREENWOOD
P.O. BOX 1151
BEND, OREGON 97709

undersigned, as the owner in fee simple of the tract of land abutting on the relocated The Dalles California Highway, as described in that certain deed wherein Ora F. Blay, as grantee recorded in Volume 85 page 355, Deed Records of Klamath County, Oregon of which the real property covered by this deed is a part, do, for myself, my heirs and assigns, sell, transfer, convey and relinquish to the State of Oregon, by and through its State Highway Commission its successors and assigns, forever, all existing, future or potential easement of access and all rights of ingress, egress and regress to, from and between the real property described in said recorded deed and the real property above described including the highway constructed or to be constructed thereon or along.

"EXCEPT, there is reserved the right of access from said abutting land to said highway of a width not to exceed 25 feet on the West side thereof opposite Highway Engineer's Stations 55+00, 60+00, 65+00 and 70+00; said accesses to be for ordinary travel to and from the abutting land only and shall not be used in connection with any commercial institution or activity established or conducted on the adjoining property, which, in any manner, caters to, invites or solicits from or is dependent upon the users of said highway.

"Grantee, State of Oregon, shall have the right at its option to build at any future time as its sole cost, a frontage road within the right of way. Upon construction of such frontage road, all rights of access to and from the highway, if any be herein specifically reserved, shall cease, but grantor, his heirs and assigns shall have access to the frontage road. Said frontage road shall be connected to the main highway only at such point or points as the State of Oregon may designate.

4. Indenture of Access, including the terms and provisions thereof, from State of Oregon, by and through its State Highway Commission, and Harris H. Porter and Jane Porter, dated November 4, 1965, recorded May 1, 1967, in Volume M67, page 3256, Deed Records of Klamath County, Oregon.

The true consideration for this transfer is a lot line adjustment.

DATED July 22, 1982.

Batista Milani
BATISTA MILANI

Juanita Milani
JUANITA MILANI

STATE OF OREGON, County of Douglas, ss:

The foregoing instrument was acknowledged before me this 22nd day of July, 1982, by BATISTA MILANI and JUANITA MILANI.

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Candace L. Williamson
NOTARY PUBLIC FOR OREGON
GRAY, FANCHER, HOLMES & HURLEY
ATTORNEYS AT LAW
40 N.W. GREENWOOD
P.O. BOX 1151

My Commission
expires: 3-22-82

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 27 day of July A.D., 1982 at 2:13 o'clock P M., and duly recorded in Vol M82 of Deeds on Page 9596.

Fee \$ 8.00

By [Signature] deputy