

62645

K-38379

WARRANTY DEED

Vol. M86 Page 10509

A-28090

Johnny Marshall Elliott, Grantor, conveys and warrants to Harold L. Taylor and Wilda J. Taylor, husband and wife, Grantees, an undivided one-half interest, and to George W. Taylor and Patricia A. Taylor, husband and wife, Grantees, an undivided one-half interest in the following described real property, free of encumbrances except as specifically set forth herein:

Real property situated in Klamath County,
Oregon:

PARCEL 1

N 1/2 S 1/2 NE 1/4 Section 15 Township 36 S.R. 10 E.W.M., SAVING AND EXCEPTING therefrom that portion thereof lying Northwest of the Oregon, California & Eastern Railroad Company right of way.

PARCEL 2

NE 1/4 SW 1/4, SAVING AND EXCEPTING that portion thereof lying Northwest of the Oregon, California & Eastern Railroad Company right of way; N 1/2 SE 1/4, SAVING AND EXCEPTING therefrom that portion thereof lying East of Squaw Flat Road; S 1/2 S 1/2 NE 1/4, SAVING AND EXCEPTING therefrom that portion conveyed to Klamath County by Deed Vol. M70, page 7235, and any portion thereof lying East of the county road; all in Section 15 Township 36 S. R. 10 E.W.M.

Excepting an easement 30 feet in width for ingress and egress along the south boundary of the above described parcel reserved for the benefit of the adjacent real property retained by grantor.

SUBJECT TO:

1. Reservations and restrictions contained in Land Status Report recorded December 15, 1958, Vol. 307, page 525, Deed Records of Klamath

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County, Oregon, as follows: "a. Right of way to California Oregon Power Company for transmission line, approved by Jos. M. Dixon, First Assistant Secretary of the Interior, on March 16, 1931, pursuant to the provisions of the Act of March 4, 1911 (36 Stat. L. 1253). b. Right of way to United States of America, its successors or assigns, for Squaw Flat Road (S-52), approved by Elmo Miller, Superintendent, Klamath Indian Agency, on April 10, 1958, pursuant to the provisions of the Act of February 5, 1948 (62 Stat. 17). c. The above-described property is subject to any other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States." (Dept. Instr., January 13, 1916, 44 L.D. 513)."

2. Easements, claims of easement or encumbrances which are not shown by the public records or those apparent on the land and common to the real estate in the area.

The true and actual consideration for this conveyance is \$100,000.00.

Until a change is requested, all tax statements are to be sent to the following address: Harold L. Taylor et al., Star Rt. 2, Chiloquin, Oregon 97624.

DATED this 27 day of June, 1977.

STATE OF OREGON)
County of Klamath)

ss.

June 27, 1977.

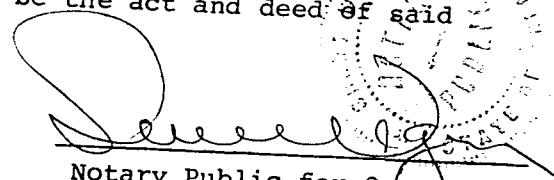
Johnny Marshall Elliott
Johnny Marshall Elliott
Cecil E. Elliott Attorney in Fact

Personally appeared Cecil E. Elliott, who, being duly sworn did say that he is the attorney in fact for Johnny Marshall

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Elliott and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

BEFORE ME:


Notary Public for Oregon
My Commission expires: 8-5-79

After Recording Return To:
Klamath Co. Title Company

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of June A.D., 19 36 at 1:48 o'clock P.M., and duly recorded in Vol. M86
of Deeds on Page 10509.

FEE \$14.00

Evelyn Biehn, County Clerk
By 