

MOUNTAIN TITLE COMPANY

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WARRANTY DEED
MTC 31348-KR

SEE ATTACHED EXHIBIT "A"

By _____ Recording Officer
Deputy

EXHIBIT B
EXCEPTIONS

2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Right of way of the Pacific Telephone and Telegraph Company for a telephone line approved December 6, 1930, by Jos. M. Dixon, First Assistant Secretary, subject to the provisions of the Act of March 3, 1901 (31 Stat. L., 1058-1083) Departmental regulations thereunder, and subject also to any prior valid existing right or adverse claim.
4. Right of way to the Oregon State Highway Commission for a highway approved August 26, 1946, by C. Girard Davidson, Assistant Secretary, subject to the provisions of the Act of March 3, 1901 (31 Stat. L., 1058-1084) Departmental regulations thereunder, and subject also to any prior valid existing right or adverse claim.
5. Right of way to the Oregon State Highway Commission for 22.77 acres for a Quarry Cinder Pit and highway approved May 17, 1950, by Raymond H. Bitney, Superintendent, Klamath Indian Agency by authority vested in him by Secretarial Order No. 2242, dated September 9, 1946 (11 Fed. Reg. 10296) and the Order of the Commissioner of Indian Affairs, No. 544, dated September 24, 1947 (12 Fed. Reg. 6970), and Amendment No. 1 to Order 544, subject to the provisions of Section 4 of the Act of March 3, 1901 (31 Stat. 1084; 25 U.S.C., Section 311) and Departmental Regulations thereunder (25 Code of Federal Regulations, Part 256), as may be amended hereafter.
6. All subsurface rights, except water, are hereby reserved, in trust, for the heirs of Delia Otool, deceased Klamath Allottee No. 1227, as disclosed by Deed recorded in Volume 293, page 242, Records of Klamath County, Oregon.
7. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
Recorded: July 16, 1990
Volume: M90, page 14024, Microfilm Records of Klamath County, Oregon.
8. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
Recorded: July 16, 1990
Volume: M90, page 14026, Microfilm Records of Klamath County, Oregon.
9. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;
Dated: September 3, 1993
Recorded: September 16, 1993
Volume : M93, page 23878, Microfilm Records of Klamath County, Oregon
Amount : \$24,000.00
Grantor: Henry J. Caldwell and Deborah L. Caldwell, husband and wife with full rights of survivorship
Trustee: Aspen Title & Escrow, INC.
Beneficiary: Williamson River Associates

27792

EXHIBIT "A" LEGAL DESCRIPTION

A portion of the NE1/4 of Section 21 lying West of State Highway No. 97, in Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the North line of said Section 21 and the Westerly right-of-way line of State Highway No. 97, said point also being North 89 degrees 38' 45" West 468.2 feet from the Northeast corner of said Section 21; thence North 89 degrees 38' 45" West, along the North line of said Section 21, 900.34 feet to the true point of beginning of this description; thence South 1 degree 56' 30" West 1089.47 feet; thence South 88 degrees 03' 30" East 900 feet to the Westerly right-of-way line of said Highway No. 97; thence South 1 degree 56' 30" West, along said right-of-way line, 580 feet, more or less, to the center of a road approach to said Highway No. 97; thence following the centerline of said road, the meander line being as follows: South 64 degrees 44' West, 253.0 feet; South 63 degrees 47' West, 213.4 feet; North 57 degrees 27' West, 323.3 feet; North 76 degrees 06' West, 136.0 feet; North 60 degrees 27' West, 129.6 feet; North 33 degrees 58' West, 191.0 feet; North 11 degrees 01' West, 92.1 feet; North 39 degrees 16' West, 56.0 feet; thence, leaving said road, West 1020.4 feet, more or less, to the West line of said NE1/4 of Section 21; thence Northerly along said West line of said NE1/4 of Section 21, 1346.4 feet, more or less, to the North Quarter-corner of said Section 21, thence South 89 degrees 38' 45" East, along the North line of said Section 21, 1264.9 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation by Deed recorded July 16, 1990 in Volume M90 at page 14024, Microfilm Records of Klamath County, Oregon and Volume M90 at page 14026, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 22nd day
of Oct. A.D., 19 93 at 3:10 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 27790.

FEE \$40.00

Evelyn Biehn - County Clerk

By Doreen Millendore