

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO: K-48908
ESCROW NO: 27-24392
TAX ACCT. NO: 150366 & 777788
MAP NO: 2408-36DC-2000

GRANTEE'S NAME AND ADDRESS:

EDWARD M. BISHOP
20216 BRIGGS ROAD
BEND, OR 97701

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

JAUNITA MILANI Grantor,

conveys and warrants to:

EDWARD M. BISHOP and ROBERTA A. BISHOP, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

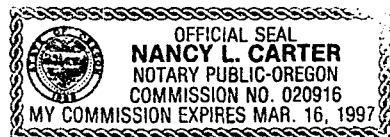
The true consideration for this conveyance is \$79,500.00. However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 8 day of March, 1996.

GRANTOR(S):

Jaunita Milani
JAUNITA MILANI



STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on 3-8, 1996,
by JAUNITA MILANI

Nancy L. Carter
Notary Public for Oregon

My commission expires: 3-16-97

The following described real property situate in Klamath County, Oregon:

Parcel 1:

Commencing at the one quarter corner between Section 36, Township 24 South, Range 8 East of the Willamette Meridian, and Section 1, Township 25 South, Range 8 East of the Willamette Meridian, and running North 0°32' East, 881.76 feet; thence South 89°15' East 671.2 feet to the true point of beginning; thence South 89°15' East, a distance of 167.8 feet; thence North a distance of 125 feet; thence West a distance of 167.8 feet; thence South a distance of 125 feet to the point of beginning.

Parcel 2:

A tract of land located in the SW¼SE¼ of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point whence the South one-quarter corner of said Section 36 bears S. 00°32'00" W. 563.00 feet; thence N. 00°32'00" E., 317.00 feet; thence S. 89°21'15" E. 1020.00 feet; thence S. 00°32'00" W. 257.00 feet; thence S. 89°21'15" E. 139.30 feet to a point on the Westerly right of way line of the Dalles-California Highway 97; thence Southerly along said right of way line on a 00°58' curve left, 64.54 feet; thence N. 89°21'15" W., 1135.42 feet to the point of beginning.

SAVING AND EXCEPTING therefrom the following:

A parcel of land situate in the SW¼SE¼ of Section 36, Township 24 S., R. 8 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at a point, a #5 steel rod set along the C/4 line of said Section 36 at the Northwest corner of Riddle Acres Subdivision, from which the S/4 corner of Section 36 bears S. 00°26'27" W. 563.00 feet (S. 00°32'00" W. as shown on the plat of Riddle Acres); thence continuing along the C/4 section line, N. 00°26'27" E. 318.76 feet to a #5x48" plastic-capped steel rod; thence along a line parallel with the North line of Riddle Acres, S. 89°21'15" E. 335.7 feet to a #5x48" plastic-capped steel rod; thence along a line parallel with the C/4 section line S. 00°26'27" W. 288.8 feet to a #5x48" plastic-capped steel rod; thence along a line parallel with the North line of Riddle Acres, S. 89°21'15" E. 174.3 feet to a #5x48" plastic-capped steel rod; thence along a line parallel with the C/4 Section line, S. 00°26'27" W. 30.0 feet to a #5x30" plastic-capped steel rod on the North line of Riddle Acres; thence along the North line of Riddle Acres, N. 89°21'15" W. 510.0 feet to the point of beginning, as shown on that certain plat of July 1982 made by Raymond E. Oman, PLS, and on file in the records of the Klamath County Surveyor.

ALSO EXCEPTING:

A parcel of land situate in the SW¼SE¼ 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 #5x48" plastic-capped steel rod; thence continuing S. 89°21'15" E. 181.0 feet to a #5x48" 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 #5x48" plastic-capped steel rod and S. 89°21'15" E. 140.5 feet to a #5x48" plastic-capped steel rod set along the arc of a 0°58' curve at the Northwest line of U.S. Highway 97; thence South 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 21st day of March A.D., 1996 at 3:11 o'clock P.M., and duly recorded in Vol. M96 of Deeds on Page 7844.

Bernetha G. Letsch County Clerk
By [Signature]

FEE \$35.00