

05 MAY 25 AM 10:04

*Open 61547*  
Until a change is requested, all tax statements shall be sent to Grantee at the following address:

WARRANTY DEED

State of Oregon, County of Klamath  
Recorded 05/25/05 10:34 a.m.  
Vol M05 Pg 38211-12  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

JUANITA M. MILANI, Grantor, conveys and warrants to TIMOTHY G. BATTRELL and CANDICE BATTRELL, husband and wife, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

A parcel of land containing 10,000 square feet situate in the SE1/4SE1/4NW1/4 and the NE1/4NE1/4SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being that portion of said subdivision included in a strip of land 100 feet in width, 50 feet on each side of the centerline of the old Oregon Railroad between stations 1047+86.25 and 1048+86.25 shown as parcel "A" on the accompanying plat and more particularly described as follows: Beginning at the NW projection of centerline station 1047+86.25; being the SW corner of the subject parcel, a 5/8" x 30" steel rod; thence South 50°11' East 100.0 feet to a 5/8" x 30" steel rod; thence North 39°49' East 100.0 feet to a 5/8" x 30" steel rod; thence parallel to the South line of the parcel, over and across the old Oregon Railroad, North 50°11' West 100.0 feet to a 5/8" x 30" steel rod; thence South 39°49' West 100.0 feet to the point of beginning.

TOGETHER WITH a right of access to said property from U.S. Highway 97 on Potter Street and Together with a 20 foot road right-of-way running generally in a Southerly direction along the Easterly boundary of Grantor's property and adjoining U.S. Highway 97.

SUBJECT TO All established easements and rights-of-way, any unpaid charges or assessments of the Crescent water and/or sewer district, and the reservations and restrictions contained in deed from the State of Oregon by the State Highway Commission, recorded March 15, 1973 in M-73 on page 2713, records of Klamath County, Oregon.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

The true consideration for this conveyance is \$6,000.

GRAY, FANCHER, HOLMES & HURLEY  
ATTORNEYS AT LAW  
40 N.W. GREENWOOD  
P.O. BOX 1151  
BEND, OREGON 97709-1151

38212

DATED This 6 day of Dec., 1988.

Juanita M. Milani  
JUANITA M. MILANI

STATE OF OREGON, County of ~~Deschutes~~ <sup>Klamath</sup>, ss: Dec 6, 1988

Personally appeared JUANITA M. MILANI and acknowledged  
the foregoing instrument to be her voluntary act and deed.

Dorothy D. Holman  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 10-24-92

GRAY, FANCHER, HOLMES & HURLEY  
ATTORNEYS AT LAW  
40 N.W. GREENWOOD  
P.O. BOX 1151  
BEND, OREGON 97709-1151