

UTC 83099

2008-012987
Klamath County, Oregon

After recording return to:
JH Rucker, LLC Attn: Howard D. Miltenberger Judy Roek PO Box 352 Gilchrist, OR 97737
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above



09/17/2008 02:36:20 PM Fee: \$26.00

Order Number: 12727 Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Donald W. Taylor, Grantor conveys and warrants to JH Rucker, LLC, an Oregon limited liability company, as to Parcel One, and Howard D. Miltenberger and Judy Roek, not as tenants in common but with the rights of survivorship as to Parcel Two. Grantees the following described real property free of encumbrances except as specifically set forth herein:

See Attached Exhibit "A"

Account No(s): 150375 & 150393
Map/Tax Lot No(s): 2408036DCTL 2100 & 2500

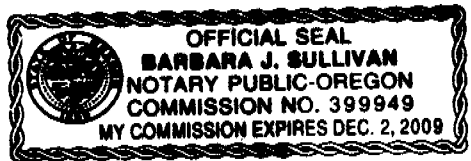
This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$130,000.00. (Here comply with requirements of ORS 93.030.)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 and 195.305 TO 195.336 AND SECTIONS 5 TO 11 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Executed this 15 day of September, 2008

Donald W. Taylor



State of Oregon, County of ~~Deschutes~~ ^{Klamath}) ss.

This instrument was acknowledged before me on this 15 day of September, 2008 by Donald W. Taylor

Notary Public for Oregon

26 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Commencing at the one quarter corner between Section 36, Township 24 South, Range 8 East of the Willamette Meridian, and Section 1 of Township 25 South, Range 8 East of the Willamette Meridian; running thence North $0^{\circ}32'$ East a distance of 881.76 feet; and thence South $89^{\circ}15'$ East a distance of 839.0 feet to the true point of beginning; thence East a distance of 169.2 feet; thence North a distance of 125.0 feet; thence West a distance of 169.0 feet; thence South a distance of 125.0 feet to the point of beginning.

Parcel 2:

A parcel of land located in the SW1/4 of the SE1/4 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, Microfilm 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, North $00^{\circ}26'27''$ East 881.76 feet; thence along the North line of the above said Milani land, South $89^{\circ}21'15''$ East 839.0 feet to the point of beginning, a #5 x 48" plastic capped steel rod; thence continuing South $89^{\circ}21'15''$ East 181.0 feet to a #5 x 48" plastic capped steel rod; thence along two lines of land conveyed to Cascade Natural Gas Corporation, South $00^{\circ}26'27''$ West 259.1 feet to a #5 x 48" plastic capped steel rod and South $89^{\circ}21'15''$ East 140.5 feet to a #5 x 48" plastic capped steel rod set along the arc of a $0^{\circ}58'$ curve at the Northwest line of U.S. Highway 97; thence 64.54 feet along said curve arc, the chord of which bears South $23^{\circ}10'$ West 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, North $89^{\circ}21'15''$ West 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, North $00^{\circ}14'19''$ East 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 that file in the records of the Klamath County Surveyor.