

Robert E & Esther L. Milligan, husband and wife

615 Washburn Way

Klamath Falls, OR, 97603

Grantor's Name and Address

Ronald E. & Lorinda L. Holliday, husband and wife

10919 Antioch Road

White City, OR 97503

Grantee's Name and Address

After Recording, Return to

Mr & Mrs. Holliday

10919 Antioch Road

White City, OR 97503

Until Requested Otherwise, Send all tax statements to:

Mr & Mrs. Holliday

10919 Antioch Road

White City, OR 97503

2014-003187

Klamath County, Oregon



00150977201400031870050055

04/10/2014 03:30:06 PM

Fee: \$62.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Robert E & Esther L. Milligan, husband and wife hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Ronald E. & Lorinda L. Holliday, husband and wife, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property).

SEE ATTACHED DESCRIPTION

To Have and to Hold the same unto grantee and grantee's heirs, successors, and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

NO EXCEPTIONS

And that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00 and natural love for our granddaughter.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on April 10, 2014; any signature on behalf of a business or other entity is made with the authority of that entity.

"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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

Robert E. Milligan by
Jacqueline E. Britton POA
Robert E. Milligan Esther L. Milligan by
Jacqueline E. Britton POA
Esther L. Milligan

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on 4/10/2014

By Jacqueline Britton as POA

for Robert E. Milligan
and Esther L. Milligan

Krista Chavez
Notary Public for Oregon

My Commission expires July 01, 2017



OFFICIAL SEAL
KRISTA L. CHAVEZ
NOTARY PUBLIC - OREGON
COMMISSION NO. A479510

MY COMMISSION EXPIRES JULY 01, 2017

A parcel of land situated in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, T37S, R9E, W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin marking the southeast corner of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, thence N 89°18'07" W along the south line of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ 1132.31 feet to a 5/8" iron pin in the center of an existing road, thence northerly along the center of said road the following three bearings and distances; N 50°13'07" W 171.50 feet to a 5/8" iron pin, N 00°22'20" W 269.05 feet to a 5/8" iron pin, N 13°06'43" W 282.11 feet to a 5/8" iron pin on the north line of the S $\frac{1}{4}$ of the N $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29, thence S 89°03'21" E along the north line of the S $\frac{1}{4}$ of the N $\frac{1}{4}$ of the SW $\frac{1}{4}$ 1311.50 feet to a 5/8" iron pin marking the northeast corner of the S $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, thence S 88°38'23" E along the north line of the S $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ 711.68 feet to a 5/8" iron pin on the centerline of a private road easement recorded in Deed Volume M73 at page 16734, Klamath County Deed Records, thence southerly along the centerline of said private road easement recorded in Deed Volume M73 at page 16734 the following three bearings and distances; S 39°03'08" E 218.76 feet to a 5/8" iron pin, S 14°38'34" E 308.72 feet to a 5/8" iron pin, S 46°41'57" E 276.90 feet to a 5/8" iron pin on the south line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, thence N 88°28'12" W along the south line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ 1110.80 feet to the point of beginning.

Containing 31.95 acres more or less.

TOGETHER WITH:

Exhibit "A"

An easement for ingress and egress over and upon the private road described in Deed Volume M73 at page 16734 Klamath County Deed Records.

Exhibit "B"

And an easement for ingress along an existing road 60.00 feet in width lying 30.00 feet on either side of a centerline which is more particularly described as follows:

Beginning at a point on the south line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the center of an existing road from which the southeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ bears N 88°28'12" W 920.85 feet, thence from said point of beginning southerly along the centerline of a road **the following two bearings and distances; S 03°36'12" E** 189.40 feet, S 12°19'57" E 598.13 feet to the intersection of this road with Simpson Canyon Road, thence northerly along the centerline of said Simpson Canyon Road the following four bearings and distances; N 68°28'33" W 246.02 feet, N 36°50'53" W 404.62 feet, N 28°07'32" W 413.24 feet, N 30°42'36" W 10.16 feet to a point on the south line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 29.

Exhibit "C"

And an easement for ingress and egress along Simpson Canyon Road 60.00 feet in width lying 30.00 feet on either side of a centerline which is more particularly described as follows;

Beginning at a point on the north line of the S $\frac{1}{2}$ of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 29 and the centerline of Simpson Canyon Road, from which the northeast corner of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ bears N 88°38'23" W 38.33 feet, thence from said point of beginning northerly and westerly along the centerline of said Simpson Canyon Road the following six bearings and distances; N 27°24'31" W 458.95 feet, N 34°27'44" W 397.76 feet, N 58°58'47" W 209.18 feet, S 88°11'30" W 287.51 feet, N 85°08'49" W 253.74 feet, N 66°52'25" W 43.99 feet to the intersection of this road with an existing road, thence leaving said Simpson Canyon Road and southerly along the centerline of an existing road the following four bearings and distances; S 10°20'11" W 860.15 feet, S 13°06'43" E 286.36 feet, S 00°22'20" E 269.05 feet, S 50°13'07" E 171.50 feet to a point on the south line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$.

Exhibit "D"

And an easement for ingress and egress along Simpson Canyon Road 60.00 feet in width lying 30.00 feet on either side of a centerline which is more particularly described as follows;

Beginning at the intersection of Simpson Canyon Road and a private road easement recorded in Deed Volume M73 at page 16734 from which the S $\frac{1}{2}$ corner of said

Section 29 bears the following two bearings and distances; SOUTH 348.02 feet, N 88°07'44" W 1816.09 feet, thence from said point of beginning northwesterly along the centerline of said Simpson Canyon Road the following three bearings and distances; S 71°24'26" W 75.38 feet, N 79°48'23" W 387.39 feet, N 64°42'39" W 375.09 feet to the intersection with an existing road described in Exhibit "B".

SUBJECT TO:

Exhibit "E"

An easement for ingress and egress along an existing road 60.00 feet in width lying 30.00 feet on either side of a centerline which is more particularly described as follows;

Beginning at a point on the south line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the centerline of an existing road, from which the southwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ bears N 88°28'12" W 920.85 feet, thence from said point of beginning N 03°36'12" W along the centerline of an existing road 185.19 feet to a point on that private road easement described in Deed Volume M73 at page 16734 Klamath County Deed Records.

Exhibit "F"

And an easement for ingress and egress along Simpson Canyon Road 60.00 feet in width lying 30.00 feet on either side of a centerline which is more particularly described as follows;

Beginning at a point on the south line of NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and Simpson Canyon Road, from which the southwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ bears N 88°28'12" W 388.95 feet, ~~thence from said point of beginning northwesterly along~~ the centerline of Simpson Canyon Road the following two bearings and distances; N 30°42'36" W 450.37 feet, N 27°24'31" W 301.85 feet to a point on the north line of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 29.

Exhibit "G"

And an easement for ingress and egress 30.00 feet in width lying easterly of and 30.0 feet at right angles of the following described line;

Beginning at a point on the south line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29, from which the southeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ bears S 89°18'07" E 1132.31 feet, thence from said point of beginning northerly along the centerline of an existing road the following three bearings and distances; N 50°13'07" W 171.50 feet, N 00°22'20" W 269.05 feet, N 13°06'43" W 282.11 feet to a point on the north line of the S $\frac{1}{2}$ of the N $\frac{1}{2}$ of SW $\frac{1}{4}$ of said Section 29.

3025

Exhibit "H"

And an easement for ingress and egress over and upon a strip of land 30.0 feet in width lying westerly and 30.0 feet at right angles to the easterly boundary as the same is described in Deed Volume M73 at page 16734 Klamath County Deed Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamericathis 16 day of February 78 A. D. 1978 at 3:30 o'clock P. M., and
fully recorded in Vol. M78, of Deeds on Page 3036

Fee \$3.00

Wm D. MILNE, County Clerk

By Bernard P. KetchINDEXED
D L I ✓