

ORIGINAL

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File 41419

30433

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That we, Everett L. Leach and Patricia C. Leach, husband and wife; Donald William Clause, also known as Donald W. Clause, and Beverly J. Clause, husband and wife, Grantors, for the consideration of the sum of Eighteen Thousand and no/100 Dollars (\$18,000.00) to Grantors paid, have bargained and sold and by these presents do bargain, sell and convey unto the STATE OF OREGON, by and through its State Highway Commission, Grantee, the following described premises, to wit:

A parcel of land lying in Lot 1 and in the NW 1/4 NE 1/4 of Section 1, Township 40 South, Range 8 East, W. M., Klamath County, Oregon, and being a portion of that property described in that certain deed to Donald William Clause, recorded in Book 353, Page 368 of Klamath County Record of Deeds, the said parcel being that portion of said property lying westerly of the following described line:

Beginning at the intersection of the South line of California St. (now vacated) with the Southerly extension of the West line of First St. (now vacated); thence Southwesterly in a straight line to the most Northerly corner of that property designated as Parcel 2 and described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Book 208, page 87 of Klamath County Record of Deeds; thence Southwesterly along the Northwestern line of said State of Oregon property, 200 feet.

The most Northerly corner of said State of Oregon tract referred to herein is 1210 feet South and 10 feet West of the North quarter corner of said Section 1.

The parcel of land to which this description applies contains 12.0 acres, more or less.

As a part of the consideration hereinabove stated, there is also bargained, sold, conveyed and relinquished to the Grantee all existing, future or potential common law or statutory abutter's easements of access between the right of way of the public way identified as the relocated The Dalles - California Highway including the parcel hereinabove described, and all of the Grantors' remaining real property.

TO HAVE AND TO HOLD the said premises with their appurtenances, in fee simple unto Grantee, its successors and assigns forever.

And said Grantors do hereby covenant to and with Grantee, its successors and assigns, that they are the owners in fee simple of said

premises; that they are free from all encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

It is expressly intended that the covenants, burdens, restrictions and reservations contained herein shall run with the land and shall forever bind Grantors, their heirs and assigns.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 12<sup>th</sup> day of March, 1969.

Everett L. Leach (seal)  
Everett L. Leach

Patricia C. Leach (seal)  
Patricia C. Leach

Donald William Clause (seal)  
Donald William Clause

Beverly J. Clause (seal)  
Beverly J. Clause

STATE OF OREGON

County of Clatsop

March 13, 1969

Personally appeared the above named Everett L. Leach and Patricia C. Leach, and acknowledged the foregoing instrument to be their voluntary act. Before me:

James J. Dalmeida  
Notary Public for Oregon  
My commission expires 7/16/70

STATE OF OREGON

County of Clatsop

March 19, 1969

Personally appeared the above named Donald William Clause, also known as Donald W. Clause, and Beverly J. Clause, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Wendell F. Dalmeida  
Notary Public for Oregon  
My commission expires June 15, 1971

ba/tk

2190 A

STATE OF OREGON  
County of Klamath  
Filed for record at request of  
Oregon State Hwy. Commission  
on this 26th day of March A.D. 1969  
at 11:18 o'clock A. M. and duly  
recorded in Vol. M-69 of Deeds  
Page 2189  
Wm. D. MILNE, County Clerk  
By [Signature] Deputy  
Fee \$4.50