

Highway Division  
File 48399

2540

WARRANTY DEED

Vol. <sup>75</sup> Page 7735

KNOW ALL MEN BY THESE PRESENTS, That TIM AGARD and DEBRA D. AGARD, husband and wife;  
ROY HOWARD, hereinafter called "Grantors", for the consideration of the sum of Five  
Hundred and No/100 DOLLARS (\$500.00) received, do hereby convey unto KLAMATH COUNTY, a  
political subdivision of the State of Oregon, hereinafter called "Grantee", the following  
described property, to wit:

A parcel of land lying in the SE $\frac{1}{4}$  of Section 13, Township 39 South, Range 9  
East, W.M., Klamath County, Oregon and being a portion of the following described  
tract:

Beginning at a 5/8" iron pin situated on the North right of way line of the  
County Road, known as Airway Drive, said point being North 30 feet and East  
1130 feet from the quarter corner common to Sections 13 and 24 of said township  
and range; thence North 210 feet; thence East 288 feet; thence South 210 feet to  
a point on the North line of Airway Drive; thence West along said North line  
288 feet to the point of beginning; the said parcel being that portion of said  
tract lying Northerly of a line parallel with and 50 feet Southerly of the  
center line of a county road, which center line is described as follows:

Beginning at Engineer's center line Station 380+00, said station being  
613.8 feet North and 1815.6 feet West of the Southeast corner of Section 13,  
Township 39 South, Range 9 East, W.M.; thence South 54° 05' 31" East 631.77  
feet; thence on a 1311.97 foot radius curve left (the long chord of which bears  
South 72° 22' 36.5" East) 837.38 feet; thence North 89° 20' 18" East 519.28 feet  
to Engineer's center line Station 399+88.43.

The parcel of land to which this description applies contains 0.08 acre,  
more or less.

Also for the above stated consideration, there is hereby conveyed to Grantee all  
existing, future or potential common law or statutory abutter's easements of access between  
the above described parcel and all of Grantors' remaining real property.

And Grantors do hereby covenant to and with Grantee, its successors and assigns, that  
they are the owners in fee simple of said property which is free from all encumbrances and  
will warrant and defend the same from all lawful claims whatsoever.

Dated this 30<sup>th</sup> day of June, 1975.

Tim Agard  
Debra D. Agard  
Roy Howard

STATE OF OREGON, County of Klamath

June 30, 1975. Personally appeared the above named Tim Agard and Debra D.  
Agard, who acknowledged the foregoing instrument to be their voluntary act. Before me:

Sam W. Finkland  
Notary Public for Oregon

My Commission expires 12/9/77

RECEIVED JUL 9 1975

12:30 pm

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STATE OF OREGON, County of Klamath

June 30, 1975. Personally appeared the above named Roy Howard, who  
acknowledged the foregoing instrument to be his voluntary act. Before me:

Henry F. Tucker  
Notary Public for Oregon

My Commission expires April 9, 1977

ka/

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of STATE HIGHWAY DIVISION R/W BR  
this 9th day of JULY A. D. 19 75 at 12:30 o'clock P M., and  
duly recorded in Vol. M 75, of DEEDS on Page 7735

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Abel M. Diaz