

ORIGINAL

Highway Division
File 48398

2821

WARRANTY DEED

Vol. ^{M/}75 Page 8128

KNOW ALL MEN BY THESE PRESENTS, That RICHARD C. TYLER; ROY HOWARD, hereinafter called "Grantors", for the consideration of the sum of Five Thousand Five Hundred Fifty-eight and No/100 DOLLARS (\$5,558.00) received, do hereby convey unto KLAMATH COUNTY, a political subdivision of the State of Oregon, hereinafter called "Grantee", the following described property, to wit:

PARCEL 1

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 that property described in those deeds to Roy Howard, recorded in Book M-65, Page 662 and in Book M-66, Page 7710 of Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land 100 feet in width, 50 feet on each side 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 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.

ALSO that portion of said property lying Southerly of said strip of land and Easterly of that property described in that deed to Roy Howard, recorded in Book M-65, Page 255 of Klamath County Record of Deeds.

EXCEPT therefrom the following described tract:

Beginning at a point on the North line of Airway Drive, said point being North 30 feet and East 1420.40 feet from the South quarter corner of said Section 13; thence North 210 feet; thence West parallel with said North line of Airway Drive 290.4 feet; thence South 210 feet to said North line of Airway Drive; thence East along said North line of Airway Drive to the point of beginning.

The parcel of land to which this description applies contains 2.2 acres, more or less.

PARCEL 2

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 that property described in that deed to Roy Howard, recorded in Book M-65, Page 662 of Klamath County Record of Deeds; the said parcel being that portion of said property lying Southwesterly of Parcel 1 and North of the following described tract:

Beginning at a point on the North line of Airway Drive, said point being North 30 feet and East 1420.40 feet from the South quarter corner of said Section 13; thence North 210 feet; thence West parallel with said North line of Airway Drive 290.4 feet; thence South 210 feet to said North line of Airway Drive; thence East along North line of Airway Drive to the point of beginning.

The parcel of land to which this description applies contains 0.3 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 parcels herein conveyed and all of Grantors' remaining real property, EXCEPT, however,

Reserving for service of Grantors' remaining property, access rights to and from said remaining property to the abutting highway right of way at the following places and for the

RECEIVED
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11:50 am

STATE OF OREGON
June 30
acknowledged the

STATE

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following width:

Hwy. Engr's Sta.	Width	Side of Hwy.	Purpose
390+62	35 feet	Northerly	Unrestricted
384+45	35 feet	Northerly	Unrestricted

If, after written notice to desist, Grantors, or any person holding under them, shall use any of the above places of access in a width greater than above stated, or shall permit or suffer any person to do so, the right of access therefor shall automatically be suspended and Grantee shall thereupon have the right to close said places of access. The suspension shall terminate when satisfactory assurance has been furnished Grantee that the places of access will be used in a width not greater than above stated.

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 day of June, 1975.

Roy Howard
Richard C. Tyler

STATE OF OREGON, County of Klamath

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

Sidney F. Tucker
Notary Public for Oregon

My Commission expires April 9, 1977

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:

Sidney F. Tucker
Notary Public for Oregon

My Commission expires April 9, 1977

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of STATE HIGHWAY DIVISION R/W SECTION

this 17th day of July, A. D. 1975 at 11:50 o'clock A. M., and
duly recorded in Vol. M 75, of DEEDS on Page 8128

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Dray

Ret. J. H. Dwyer
119 St. Hwy. Bldg.
Salem, Ore

660