

ORIGINAL

11-4-75

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Highway Division  
File 48396

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That NEUMANN & BENNETTS, INC., a California corporation; ~~ANNA G. BOOTH~~, Grantors, for the consideration of the sum of Seventeen Thousand Three Hundred Eighty-one and No/100 DOLLARS (\$17,381.00) received, do hereby convey unto KLAMATH COUNTY, a political subdivision of the State of Oregon, Grantee, the following described property, to wit:

A parcel of land lying in the S $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 13, Township 39 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in that agreement between Anna G. Booth and Neumann & Bennetts, Inc., recorded in Book M-69, Page 6193 of Klamath County Record of Deeds; the said parcel being that portion of said property lying Southerly of that property described in that deed to the United States of America, recorded in Book 99, Page 170 of Klamath County Record of Deeds and 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 345+00, said station being 1353.6 feet North and 224.10 feet East of the Southwest corner of Section 13, Township 39 South, Range 9 East, W.M.; thence South 80° 48' 04" East 279.25 feet; thence on a 2000 foot radius curve left (the long chord of which bears South 85° 48' 33" East) 349.62 feet; thence North 89° 10' 58" East 1365.61 feet; thence on a 1400 foot radius curve right (the long chord of which bears South 72° 27' 16.5" East) 897.37 feet; thence South 54° 05' 31" East 1108.15 feet to Engineer's center line Station 385+00.

EXCEPT therefrom that property described in that deed to the United States of America, recorded in Book 29, Page 277 of Klamath County Record of Deeds.

The parcel of land to which this description applies contains 3.85 acres, 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 Neumann & Bennetts, Inc., a California corporation, does hereby covenant to and with Grantee, its successors and assigns, that they are the Contract Purchasers 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 15 day of December, 1975.

NEUMANN & BENNETTS, INC.,  
a California corporation

By

Wm. L. Neumann  
President

By

Dwight Neumann  
Secretary

Anna G. Booth

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STATE OF OREGON, County of Klamath

December 15, 1975. Personally appeared Warren T. Neumann and Sybil Neumann

and \_\_\_\_\_, who, being sworn, stated that they are the President and Secretary of grantor corporation and that this instrument was voluntarily signed in behalf of the corporation by authority of its Board of Directors. Before me:



Earl B. Neumann  
Notary Public for Oregon

My Commission expires 10/17/77

STATE OF OREGON, County of \_\_\_\_\_

\_\_\_\_\_, 1975. Personally appeared the above named Anna G. Booth, who acknowledged the foregoing instrument to be her voluntary act. Before me:

[Signature]  
Notary Public for Oregon

My Commission expires [Signature]

Notary Public for Oregon

My commission expires \_\_\_\_\_

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_ OREGON STATE HIGHWAY DIVISION R/W  
this 16th day of January A.D. 1976 at 2:18 P.M. and  
duly recorded in Vol. M 76 of DEEDS on Page 812

FEE \$ 6.00

Wm D. MILNE, County Clerk

[Signature]