

25-79

69861

WARRANTY DEED

Highway Division
File 48644Vol. M79 Page 15456

KNOW ALL MEN BY THESE PRESENTS, That JAMES F. STILWELL and WINIFRED STILWELL, husband and wife; RAYMOND K. INGOLD and HELEN L. INGOLD, husband and wife; ARTHUR P. NYE and NORMA JEAN NYE, husband and wife; ARTHUR McDONOUGH and FRANCINE C. McDONOUGH, husband and wife; JOAN CONWAY, Grantors for the consideration of the sum of Fifteen Thousand Six Hundred and NO/100 DOLLARS (\$15,600.00) received, do hereby convey unto KLAMATH COUNTY, a political subdivision of the STATE OF OREGON, Grantee the following described property, to wit:

** Stipulation of Allocation:

Land Value	\$4,450.00
Restriction	\$1,150.00

Parcel 1

\$15,600.00

A parcel of land lying in the S $\frac{1}{2}$ SW $\frac{1}{4}$ and in the W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 15, Township 39 South, Range 9 East, W.M., Klamath County, Oregon; the said parcel being that portion of said subdivisions included in a strip of land 50 feet in width, lying on the South side of the center line of a County Road as said county road has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station 235+99.30, said station being 50 feet South and 0.18 feet West of the Northwest corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 15, Township 39 South, Range 9 East, W.M.; thence South 89° 04' 58" East 2686.52 feet; thence South 89° 02' 36" East 1214.18 feet to Engineer's center line Station 275+00.

EXCEPT therefrom that property described in those deeds to the City of Klamath Falls, recorded in Book 157, Page 350 and in Book 151, Page 182 of Klamath County Record of Deeds.

ALSO EXCEPT therefrom any portion lying within U.S.R.S. 1-G-1 (R-D-2) Drain as described in Book 26, Page 323 of Klamath County Record of Deeds.

The parcel of land to which this description applies contains 1.48 acres, more or less, outside of the existing right of way.

Parcel 2

A parcel of land lying in the SW $\frac{1}{4}$ of Section 15, Township 39 South, Range 9 East, W.M., Klamath County, Oregon; the said parcel being described as follows:

Beginning on the South line of Parcel 1 at a point 20 feet East of the East line of Washburn Way; thence West along said South line 20 feet to said East line; thence South along said East line 20 feet; thence Northeasterly in a straight line to the point of beginning.

The parcel of land to which this description applies contains 200 square feet.

Parcel 3

A parcel of land lying in the S $\frac{1}{2}$ of Section 15, Township 39 South, Range 9 East, W.M., Klamath County, Oregon; the said parcel being described as follows:

Beginning on the South line of Parcel 1 at a point 20 feet West of the West line of Altamont Drive; thence East along said South line 20 feet to said West line; thence South along said West line 20 feet; thence Northwesterly in a straight line to the point of beginning.

The parcel of land to which this description applies contains 200 square feet.

Parcel 4

A parcel of land lying in the S $\frac{1}{2}$ of Section 15, Township 39 South, Range 9 East, W.M., Klamath County, Oregon; the said parcel being described as follows:

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Beginning on the South line of Parcel 1 at a point 20 feet East of the East line of Altamont Drive; thence West along the said South line 20 feet to said East line; thence South along said East line 20 feet; thence Northeasterly in a straight line to the point of beginning.

The parcel of land to which this description applies contains 200 square feet.

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 parcels 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 place and for the following width:

Hwy. Engr's Sta.	Width	Side of Hwy.	Purpose
240+00	40 Feet	Southerly	Unrestricted
249+28	60 Feet	Southerly	Unrestricted
253+43	35 Feet	Southerly	Unrestricted
257+00	35 Feet	Southerly	Unrestricted
265+95	35 Feet	Southerly	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 4th day of June, 1979.

James F. Stilwell
James F. Stilwell

Winifred Stilwell
Winifred Stilwell

Arthur McDonough
Arthur McDonough

Francine C. McDonough
Francine C. McDonough

Raymond K. Ingold
Raymond K. Ingold

Helen L. Ingold
Helen L. Ingold

Arthur P. Nye
Arthur P. Nye

Norma Jean Nye
Norma Jean Nye

Joan Conway
Joan Conway

STATE OF OREGON, County of Klamath

June 23, 1979. Personally appeared the above named James F. Stilwell and Winifred Stilwell, who acknowledged the foregoing instrument to be their voluntary act. Before me:

John Sandmeyer
Notary Public for Oregon

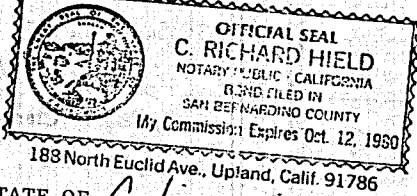
My Commission expires 8/23/80

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STATE OF California, County of San Bernardino

June 12, 1979. Personally appeared the above named Arthur P. Nye and
Norma Jean Nye, who acknowledged the foregoing instrument to be their voluntary act.

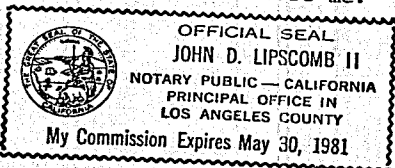
Before me:



C. Richard Field
Notary Public for Oregon California
My Commission expires Oct 12 1980

STATE OF California, County of Los Angeles

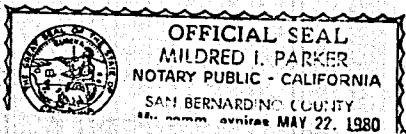
June 6, 1979. Personally appeared the above named Arthur McDonough
and Francine C. McDonough, who acknowledged the foregoing instrument to be their
voluntary act. Before me:



JOHN D. LIPSCOMB II
John D. Lipscomb II
Notary Public for Oregon
My Commission expires May 30 1981

STATE OF CALIFORNIA, County of SAN Bernardino

June 20, 1979. Personally appeared the above named Raymond K. Ingold
and Helen L. Ingold, who acknowledged the foregoing instrument to be their voluntary
act. Before me:



Mildred I. Parker
Notary Public for Oregon California
My Commission expires May 22, 1980

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

On June 7, 1979, before me, the undersigned, a Notary Public in and for :
said State, personally appeared Joan Conway n Conway, who
me:

known to me to be the person whose name is
subscribed to the within instrument and acknowledged to me
that she executed the same.

WITNESS my hand and official seal.

Signature Donna S. Milkovich
Donna S. Milkovich
Name (Typed or Printed)



(This area for official notarial seal)

STATE OF CALIFORNIA,
County of San Bernardino } ss.

ON THIS 18TH day of JUNE, A.D., 1979, before me,
The undersigned
a Notary Public in and for said County and State, personally appeared
ARTHUR P. NYE
The undersigned, known to me,
to be the person whose name is subscribed to the within
Instrument, and acknowledged to me that he executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
the day and year in this certificate first above written.

Kathleen Ritchie
Notary Public in and for said County and State.

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

filed for record at request of _____

This 29 day of JUNE A. D. 1979 at 2:28 P M, are
 duly recorded in Vol. M79, of DEEDS on Page 15456

FEE:\$12.00

Wm D. MILNE, County Clerk

By Dorothy H. Letch

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