

98340A

WARRANTY DEED

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Highway Division
File 51824, KF-109

ORIGINAL

KNOW ALL MEN BY THESE PRESENTS, That RONALD DEAN JOHNSON and TERESA GAY JOHNSON, husband and wife, Grantors, for the consideration of the sum of Eight Hundred and No/100 DOLLARS (\$800.00) received, do hereby convey unto KLAMATH COUNTY, a political subdivision of the State of Oregon, Grantee, the following described property, to wit:

A tract of land situated in the NW¹/₄ of Section 34, Township 38 South, Range 9 East, W.M., Klamath County, Oregon, being a portion of that tract of land described as Parcel Two in Deed Volume M72-4401 of the Klamath County Deed Records, more particularly described as follows:

Beginning at a point that is 47.75 feet left of Engineer's Station 14+11.88 Foothill Boulevard, from which the NW 1/16 corner of said Section 34 bears South 00° 21' 44" East 30.00 feet and North 89° 36' 16" East 561.10 feet; thence along the Westerly line of said M72-4401 North 29° 27' 16" East 33.30 feet; thence South 73° 47' 46" East 136.10 feet to the east line of said M72-4401; thence South 89° 36' 16" West 147.00 feet thence North 00° 21' 44" West 10.00 feet to the point of beginning, containing 2,940 square feet; 0.068 acre, with bearings based on Foothill Boulevard.

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, 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 in the following width:

Hwy. Engr's Sta.	Side of Hwy.	Width	Purpose
15+00	Northerly	35'	unrestricted

If, after written notice to desist, Grantors, or any person holding under them, shall use the above place 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 place of access. The suspension shall terminate when satisfactory assurance has been furnished Grantee that the place 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 20th day of March, 1981.

Red:
Commissioners
Journal

Ronald Dean Johnson
Ronald Dean Johnson
Teresa Gay Johnson
Teresa Gay Johnson

STATE OF OREGON, County of Klamath
March 20, 1981. Personally appeared the above named Ronald Dean Johnson and Teresa Gay Johnson, who acknowledged the foregoing instrument to be their voluntary act. Before me:

Cliff E. Denham
Notary Public for Oregon
My Commission expires 2-26-82

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____
this 14th day of April A.D. 19 81 at 9:59 o'clock A. M., and
duly recorded in Vol. M81, of Deeds on Page 6657

No Fee

By Debra A. Ganga
EV. LYN BIEHN, County Clerk

3-4-81
klm/20

