

98681

Vol. MG1 Page 7172

ORIGINAL

WARRANTY DEED

Highway Division
File 51824, KF-104

KNOW ALL MEN BY THESE PRESENTS, That PHYLLIS C. SCHOENTHALER, JAMES A. JOHNSON, and LINDA R. JOHNSON, Grantors, for the consideration of the sum of One Hundred and No/100 DOLLARS (\$100.00) 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 NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, Township 38 South, Range 9 East, W.M., Klamath County, Oregon, being a portion of that tract of land described in Deed Volume 311, Page 227 of the Klamath County Deed Records, more particularly described as follows:

Beginning at the Southwest corner of said Deed Volume 311, Page 227, said point being 47.75 feet left of Engineer's Station 14+11.88 of 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 West line of said Deed Volume 311, Page 227, North 00° 21' 44" West, 33.81 feet; thence South 73° 47' 46" East, 17.27 feet; thence South 29° 27' 16" West, 33.30 feet to the point of beginning, containing 280 square feet, 0.006 acres, 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
14+10	Northerly	16'	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 1st day of April, 1981.

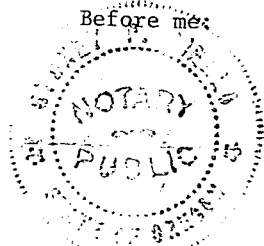
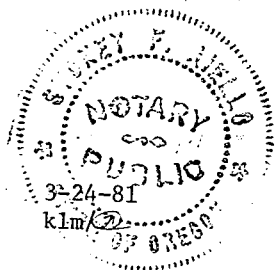
Phyllis C. Schoenthaler
Phyllis C. Schoenthaler

James A. Johnson
James A. Johnson

Linda R. Johnson
Linda R. Johnson

STATE OF OREGON, County of KlamathApril 1, 1981. Personally appeared the above named Phyllis C. Schoenthaler, who acknowledged the foregoing instrument to be her voluntary act.

Before me:

Sydney J. Quills
Notary Public for OregonMy Commission expires 3-16-82STATE OF OREGON, County of KlamathApril 1, 1981. Personally appeared the above named James A. Johnson, who acknowledged the foregoing instrument to be his voluntary act. Before me:Sydney J. Quills
Notary Public for OregonMy Commission expires 3-16-82STATE OF OREGON, County of KlamathApril 1, 1981. Personally appeared the above named Linda R. Johnson, who acknowledged the foregoing instrument to be her voluntary act. Before me:Sydney J. Quills
Notary Public for OregonMy Commission expires 3-16-82Ret
Public works

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

this 21st day of April A. D. 1981 at 4:14 o'clock P. M., and
duly recorded in Vol. M81, of Deeds on Page 7172.

EVELYN BIEHN, County Clerk

By Hebra G. Jones

NO Fee