

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN W. CALDWELL and MYRTLE E. CALDWELL, husband and wife, Grantors, for the consideration of the sum of Thirty-One Thousand One Hundred and No/100 DOLLARS (\$31,100.00) received, do hereby convey unto KLAMATH COUNTY, a political subdivision of the State of Oregon, Grantee, the following described property, to wit:

A parcel of land lying in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 18 and the NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Said parcel being a portion of the property described in Deed Volume 356, Page 591, Klamath County Deed Records and more particularly described as follows:

Commencing at the Northwest corner of said Section 19; thence South 89° 36' 56" East, 30.00 feet along the North line of said Section 19 to the Easterly right-of-way of Highway 39 (Klamath Falls-Merrill Highway) to the point of beginning; thence continuing along said North line South 89° 36' 56" East, 435.60 feet; thence South 00° 36' 45" West, parallel to the West line of said Section 19, 50.00 feet; thence South 89° 36' 56" East, 446.17 feet; thence South 00° 23' 04" West, 50.00 feet; thence South 89° 36' 56" East, 191.88 feet to the Northwestern right-of-way line of the U.S.B.R. 1-C-1 Drain (Dixon Drain); thence North 55° 30' 21" East, 174.88 feet along said Northwestern line on the 1-C-1 Drain to the North line of said Section 19; thence South 89° 36' 36" East, 25.21 feet along said North line of Section 19 to the Northeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 19; thence Northerly along the East line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 18 to the intersection with the Southerly right-of-way of the U.S.B.R. "A" Canal; thence North 52° 29' 20" West, 50.58 feet, more or less, along said canal right-of-way to a point 100.00 feet in distance and Northerly at right angles to the South line of said Section 18; thence North 89° 36' 56" West, 319.71 feet; thence South 00° 23' 04" West, 50.00 feet; thence North 89° 36' 56" West, 881.89 feet, more or less, to the Easterly right-of-way of Highway 39; thence Southerly, 50.00 feet along said right-of-way to the point of beginning.

Said parcel contains 2.942 acres, more or less.

Together with the water rights appurtenant thereto.

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 right of way of the public way identified as the relocated South Side By Pass (County Road) 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 roadway right of way at the following places and in the following widths:

Hwy. Engr's Sta.	Side of Hwy.	Width	Purpose
405+05	Northerly and Southerly	35'	unrestricted

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 24th day of October, 1983.

John W. Caldwell
 John W. Caldwell
Myrtle E. Caldwell
 Myrtle E. Caldwell

10-17-83

RETURN TO PUBLIC WORKS
 AFTER RECORDING

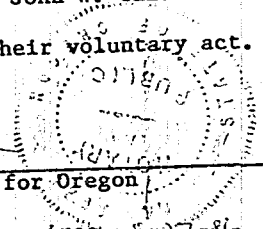
20077

Highway Division
File 53724
Map in File

STATE OF OREGON, County of Klamath

October 24, 1983. Personally appeared the above named John W. Caldwell and Myrtle E. Caldwell, who acknowledged the foregoing instrument to be their voluntary act.

Before me:


Notary Public for Oregon

My Commission expires 8-27-86

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 22nd day of Nov. A.D. 19 83
at 3:12 o'clock P M, and duly
recorded in Vol. M83 of Deeds
Page 20076

EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee None

10-17-83
Page 2 - WD
as/ 