

10260

10-24-75

Highway Division  
File 48391

Vol. m90 Page 1162

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM C. JOHNSON and LETA MAY JOHNSON, husband and wife, Grantors, for the consideration of the sum of Two Thousand Five Hundred Sixty and No/100 DOLLARS (\$2,560.00) 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 NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 14, Township 39 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in that deed to Leta May Johnson, recorded in Book M-66, Page 8791 of Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land 100 feet in width, 50 feet on each side of the center line of a County Road, which center line is described as follows:

Beginning at Engineer's center line Station 329+46.69, said station being 1407.15 feet North and 1325.54 feet West of the Southeast corner of Section 14, Township 39 South, Range 9 East, W.M.; thence North 89° 57' 40" East 1052 feet; thence on a 2000 foot radius curve right (the long chord of which bears South 85° 25' 12" East) 322.46 feet; thence South 80° 48' 04" East 458.10 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 871.13 feet to Engineer's center line Station 360+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.

ALSO EXCEPT therefrom that property described in that deed to The Bishop of the Protestant Episcopal Church, recorded in Book M-73, Page 13946 of Klamath County Record of Deeds.

The parcel of land to which this description applies contains 1.2 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, 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
336+88	26 feet	North	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 24 day of October, 1975.

*William C. Johnson*  
*Leta May Johnson*

90 JAN 17 PM 4 23

STATE OF OREGON, County of Klamath

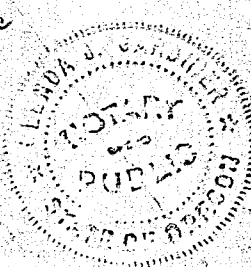
17 January 1990, 1975. Personally appeared the above named William C. Johnson and Leta May Johnson, who acknowledged the foregoing instrument to be their voluntary act.

Before me: William C Johnson & Leta May Johnson

Glenda J. Spindler  
Notary Public for Oregon

My Commission expires 10/2/90

ba/Ks



STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mrs. Johnson  
on this 17th day of Jan. A.D., 19 90  
at 4:23 o'clock P.M. and duly recorded  
in Vol. M90 of Deeds Page 1162  
Evelyn Biehn County Clerk

By Pauline Mullendore

Fee, \$33.00

Deputy.

Return: Wm. C. Johnson  
10440 Hill Rd.  
Klamath Falls, Or. 97603