

35292

WARRANTY DEED

MELVIN B. KENDALL and MARJEANNE KENDALL, husband and wife, Grantors, convey unto KLAMATH COUNTY, a political subdivision of the State of Oregon, Grantee, fee title to the property described on Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER WITH ALL abutter's rights of access between the above-described parcel and Grantors' remaining real property, EXCEPT, however,

Reserving access rights, for the service of Grantors' remaining property, to and from said remaining property to the abutting highway at the following place\_, in the following width\_, and for the following purpose\_:

Hwy. Engr's Sta.	Side of Hwy. (Avenue)	Width	Purpose
Access on Bristol Avenue - access location	North	35 ft.	Unrestricted

is 125 ft. east from new R/W line on Washburn Way to center of access on Bristol Avenue.  
 (Access on Washburn Way is relinquished)

The access rights reserved herein are subject to the statutes and regulations controlling access to the highway system. A standard Approach Road Permit must be applied for and obtained from the Highway Division's District Maintenance Office before construction is begun. When the State constructs the approach road, Grantor will be required to sign a standard Approach Road Permit to assure proper operation and maintenance of the approach road.

Grantors covenant to and with Grantee, its successors and assigns, that they are the owners of said property which is free from encumbrances, except for easements, conditions, and restrictions of record, and will warrant the same from all lawful claims whatsoever, except as stated herein.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

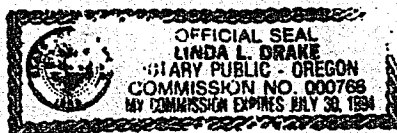
\*\*\* All references herein made to State shall mean Klamath County throughout this document.

7-2-91

19730

Highway Division  
File 59088

The true and actual consideration received by Grantors for this conveyance is

\$ ~~3,950.00~~ <sup>2,700.00</sup> ~~MBK~~ <sup>MBK</sup>Dated this X 23<sup>rd</sup> day of X August, 19X 91X Melvin B. Kendall  
Melvin B. KendallX Marjeanne Kendall  
Marjeanne KendallSTATE OF OREGON, County of KlamathAugust 23, 1991. Personally appeared the above named Melvin B. Kendall and Marjeanne Kendall, husband and wife, who acknowledged the foregoing instrument to be their voluntary act. Before me:Linda L. Drake  
Notary Public for OregonMy Commission expires 7-30-1994

7-2-91

Page 2 - WD

jh/acl

RETURN TO  
~~OREGON STATE HIGHWAY DIVISION~~  
~~RIGHT OF WAY SECTION~~  
~~417 TRANSPORTATION BLDG.~~  
~~SALEM, OREGON 97310~~

After recording, Return to:  
 KLAMATH COUNTY PUBLIC WORKS  
 VETERANS MEMORIAL BUILDING  
 KLAMATH FALLS, OREGON 97601

Revised Description 7-8-91

STATE FILE 59088

~~FEDERAL DEPOSITARY BANK CORPORATION~~

KENDALL, MELVIN B. &amp; MARJEANNE

## EXHIBIT A

A parcel of land lying in Lot 11, Altamont Ranch Tracts a recorded subdivision Klamath County, Oregon; the parcel being that portion of said lot lying Easterly of the property described in that deed to Klamath County recorded in Book M88 Page 1449 of Klamath County Deed Records, and Westerly of a line parallel with and 50 feet Easterly of the Westerly line of said lot.

Except, there from the Northerly 120.7 feet of said lot.

The parcel of land to which this description applies contains 6,262 square feet, more or less.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 30th day  
of Sept. A.D., 19 91 at 9:47 o'clock A M., and duly recorded in Vol. M91  
of Deeds on Page 19729  
Evelyn Biehn County Clerk  
By Pauline Muehlendore

FEE none