

WARRANTY DEED

R.L.H. \$750.00 NP

NANCY PERKINS and RON HOLLOWAY, Grantor, for the true and actual consideration of ~~\$650.00~~ does convey unto the **KLAMATH COUNTY, a political subdivision of the State of Oregon**, Grantee, fee title to the property described on Exhibit "A" dated 6-07-02 attached hereto and by this reference made a part hereof.

Grantor covenants to and with Grantee, its successors and assigns, that grantor is the owner 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.

Grantor agrees that the consideration recited herein is just compensation for the property or property rights conveyed, including any and all damages to Grantor's remaining property, if any, which may result from the acquisition or use of said property or property rights. However, the consideration does not include damages resulting from any use or activity by Grantee beyond or outside of those uses expressed herein, if any, or damages arising from any negligence.

In construing this document, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this document shall apply equally to corporations and to individuals.

**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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

RETURN TO AND TAX STATEMENT TO  
~~OREGON DEPARTMENT OF TRANSPORTATION~~  
~~RIGHT OF WAY SECTION~~  
~~355 CAPITOL STREET NE, ROOM 420~~  
~~SALEM OR 97301-3874~~

Account No.: R530321, R-3909-003DD-06400-000

Property Address: 4199 Hilyard Ave  
Klamath Falls, OR 97603

After recording return to  
Klamath County Public Works  
305 Main Street  
Klamath Falls, OR 97601

State of Oregon, County of Klamath  
Recorded 10/31/2002 12:12 p. m.  
Vol M02, Pg 62713-15  
Linda Smith, County Clerk  
Fee \$ NC # of Pgs 3

It is understood and agreed that the delivery of this document is hereby tendered and that terms and obligations hereof shall not become binding upon the Klamath County, unless and until accepted and approved by the recording of this document.

Dated this 9<sup>th</sup> day of October, 2002.

Nancy Perkins  
Nancy Perkins  
Ron Holloway  
Ron Holloway

STATE OF OREGON, County of Klamath

Dated October 9, 2002. Personally appeared the above named Nancy Perkins, who acknowledged the foregoing instrument to be her voluntary act. Before me:

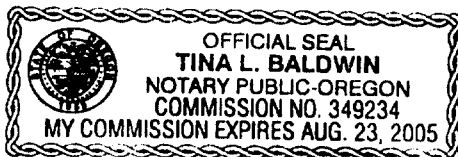


Tina L. Baldwin  
Notary Public for Oregon

My Commission expires 8/23/05

STATE OF OREGON, County of Klamath

Dated October 9, 2002. Personally appeared the above named Ron Holloway, who acknowledged the foregoing instrument to be his voluntary act. Before me:



Tina L. Baldwin  
Notary Public for Oregon

My Commission expires 8/23/05

Accepted on behalf of Klamath County

62715

**PERKINS-HOLLOWAY PROPERTY**

A parcel of land, for road purposes, situated in the SE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of that property described in Deed Volume M99 Page 15328 recorded in the Klamath County Clerk's Office, being more particularly described as follows:

Beginning at a point N.01°14'W., 30.00 feet and S.89°26'W., 30.00 feet from the Southeast Corner of said Section 3, said point being the intersection of the North right of way line of Hilyard Avenue and the West right of way line of Summers Lane; thence along the North right of way line of Hilyard Avenue S.89°26'W., 15.00 feet to a 5/8" iron pin; thence N.44°06'E. a distance of 21.07 feet to a 5/8" iron pin on the West right of way line of Summers Lane; thence S.01°14'E., 15.00 feet to the point of beginning. Said parcel containing 112.49 square feet more or less. Bearings and distances are based on Survey No. 6798 on file in the Klamath County Surveyor's Office.