

State of Oregon, County of Klamath
Recorded 10/31/03 9:14 a m
Vol M03 Pg 80906-10
Linda Smith, County Clerk
Fee \$ NC # of Pgs 5

'03 OCT 31 AM 9:14

WARRANTY DEED

ALFRED AND JUDY EDGAR, DOING BUSINESS AS ASPEN BUILDERS, GRANTORS, FOR THE TRUE AND ACTUAL CONSIDERATION OF WIDENING OF HOMEDALE ROAD TO ALLOW THEIR PROPERTY TO BE SUBDIVIDED DO CONVEY UNTO KLAMATH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, GRANTEE, FEE TITLE TO FOLLOWING DESCRIBED PROPERTY:

AS DESCRIBED IN ATTACHED EXHIBIT "A"

THE PARCEL OF LAND TO WHICH THIS DESCRIPTION APPLIES CONTAINS 4,264 SQUARE FEET, MORE OR LESS.

GRANTORS COVENANTS TO AND WITH GRANTEE, ITS SUCCESSORS AND ASSIGNS, THAT GRANTORS 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.

GRANTORS 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 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.

ACCOUNT NO: 450283 38 09 35DB 100

PROPERTY ADDRESS: 1004 & 1020 HOMEDALE ROAD
KLAMATH FALLS, OR 97603

AFTER RECORDING RETURN TO:

KLAMATH COUNTY PUBLIC WORKS
305 MAIN STREET
KLAMATH FALLS, OR 97601

NC Rt. Public Works

WARRANTY DEED

1004 & 1020 HOMEDALE ROAD
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80907

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THE 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.

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 KLAMATH COUNTY, UNLESS AND UNTIL ACCEPTED AND APPROVED BY THE RECORDING OF THIS DOCUMENT.

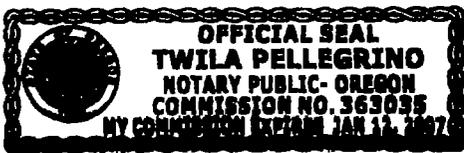
DATED THIS 3rd DAY OF Oct, 2003.

Alfred Edgar
ALFRED EDGAR

Judy Edgar
JUDY EDGAR

STATE OF OREGON
COUNTY OF KLAMATH

DATED THIS 3rd DAY OF October, 2003.
PERSONALLY APPEARED THE ABOVE NAMED ALFRED AND JUDY EDGAR, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT. BEFORE ME:



Twila Pellegrino
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 1-12-2007

ACCEPTED ON BEHALF OF KLAMATH COUNTY

[Signature]

DATED: 10-29-2003

Ernest R. Sessom
ERNEST R. SESSOM

Doris C. Sessom
DORIS C. SESSOM

Leo C. Olsen
LEO C. OLSEN

Pamela J. Olsen
PAMELA J. OLSEN

STATE OF OREGON,
County of Klamath } ss.

On Oct. 22, 2003, before me personally appeared Ernest R. Sessom
and Doris C. Sessom
DATE

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.

Carol A. McCullough
Notary Public for Oregon
My commission expires Nov. 7, 2005

STATE OF OREGON,
County of Klamath } ss.

On Oct. 22, 2003, before me personally appeared Leo C. Olsen
and Pamela J. Olsen
DATE

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.

Carol A. McCullough
Notary Public for Oregon
My commission expires Nov. 7, 2005

OWNERS

DENNIS ENSOR O.L.S., C.W.R.E.
SANDIE ENSOR

TRU SURVEYING, INC. LINE

2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603
PHONE: (541) 884-3691

80909

JOHN HEATON L.S.T.

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EXHIBIT "A"

SEPTEMBER 15, 2003

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOT 54 OF "FAIR ACRES SUBDIVISION NO. 1", SITUATED IN THE SE1/4 OF SECTION 35, T38S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 54, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF HOMEDALE ROAD; THENCE, ALONG THE SAID WESTERLY RIGHT OF WAY LINE, S00°06'40"E 296.38 FEET, TO THE NORTH LINE OF THAT PORTION OF HOMEDALE ROAD ADDITIONAL RIGHT OF WAY AS DESCRIBED IN VOLUME 349 PAGE 511 OF THE KLAMATH COUNTY DEED RECORDS; THENCE ALONG THE LINES OF SAID DEED VOLUME S89°53'20"W 5.00 FEET AND S00°06'40"E 260.03 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 54; THENCE S89°35'44"W, ALONG THE SAID SOUTH LINE, 5.00 FEET; THENCE, LEAVING THE SAID SOUTH LINE, N00°06'40"W 556.38 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 54; THENCE N89°32'36"E 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4,264 SQUARE FEET, MORE OR LESS, WITH BEARINGS BASED ON RECORD OF SURVEY 5186 ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.


DENNIS A. ENSOR O.L.S. 2442

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**



OREGON
JULY 25, 1990
DENNIS A. ENSOR
2442

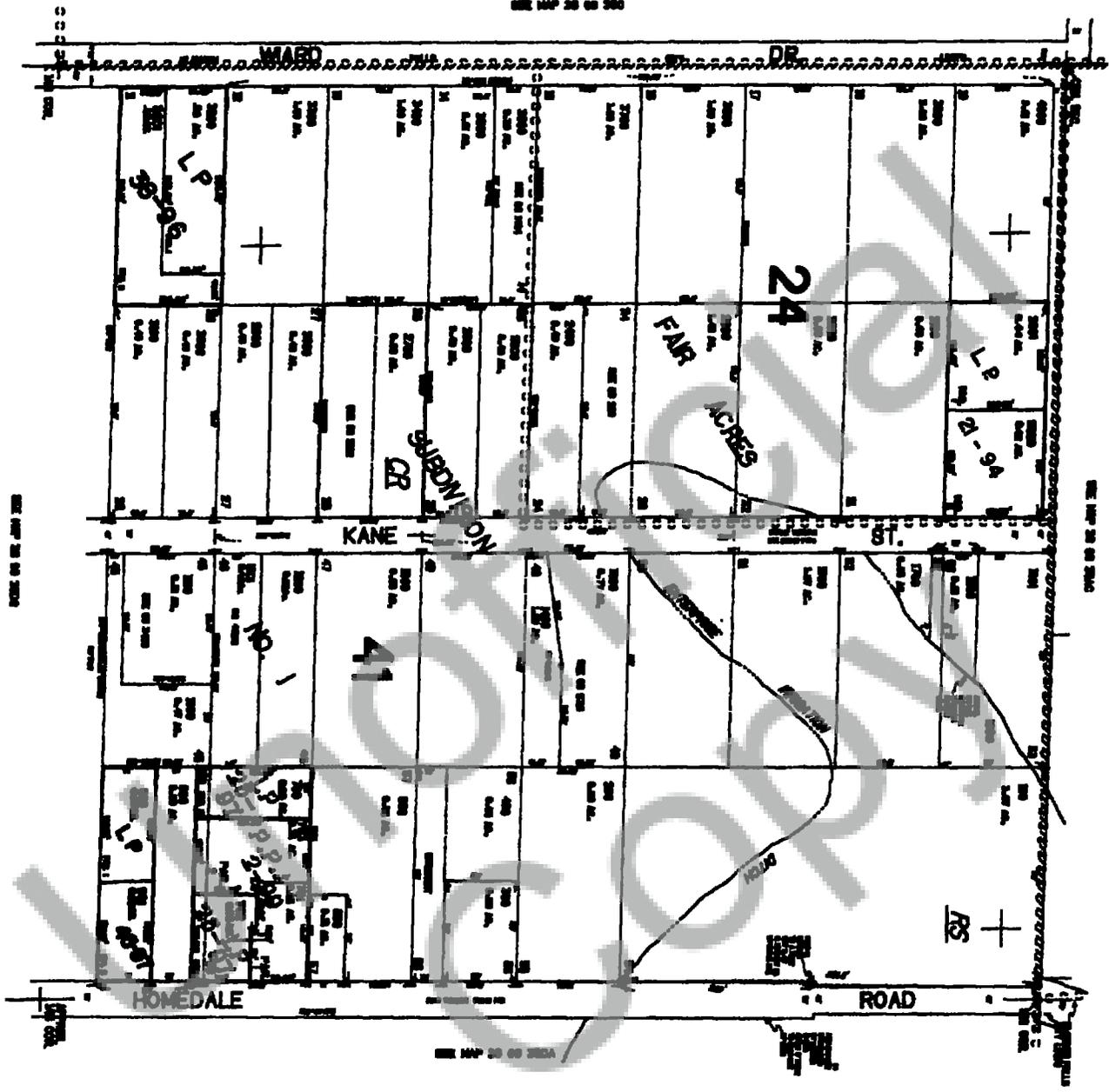
EXPIRES 12/31/03

80910

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSES ONLY

NW1/4 SEC. 35 T.38R. R.09E. W.M.
KLAMATH COUNTY
T.38R.

38 09 35DB
KLAMATH FALLS



38 09 35DB

38 09 35DB

38 09 35DB
KLAMATH FALLS

38 09 35DB