

**M06-10574**

Klamath County, Oregon

05/25/2006 10:30:20 AM

Pages 3 Fee: \$0.00

**After recording, please return to:**  
Klamath County Public Works  
305 Main Street  
Klamath Falls, Oregon 97601

Until a change is requested all  
tax statements shall be sent to:  
Klamath County Public Works  
305 Main Street  
Klamath Falls, Oregon 97601

## **WARRANTY DEED**

**Gary Richard Swanson**, not as tenant in common, but with the right of ownership, Grantor, conveys and warrants to **KLAMATH COUNTY**, a political subdivision of the State of Oregon, Grantee, fee title to all that certain real property situated in the County of Klamath and State of Oregon, and being more particularly described as follows, to wit:

### **SUBJECT PARCEL**

Described on the attached Exhibit "A"

FREE OF ALL encumbrances, except for easements, conditions and restrictions of record.

The true consideration for this conveyance is **\$1,500.00**.

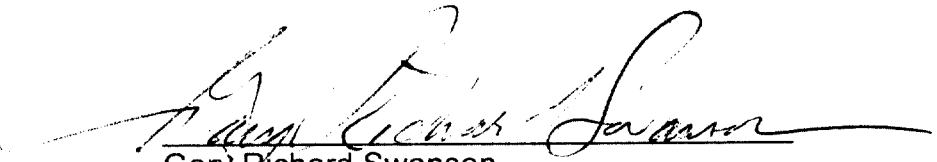
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OF FOREST PRACTICES AS DEFINED IN ORS 30.930.

**RECEIVED**

MAY 11 2006

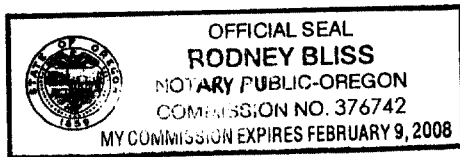
Page 1 of 2

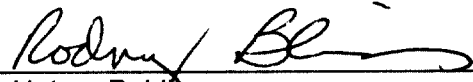
DATED this 8<sup>th</sup> day of May, 2006.

  
\_\_\_\_\_  
Gary Richard Swanson

STATE OF OREGON )  
                                  ) ss.  
County of Klamath)

This instrument was acknowledged before me this 8<sup>th</sup> day of May, 2006,  
by Gary Richard Swanson.



  
\_\_\_\_\_  
Notary Public

## **EXHIBIT "A"**

### **CANNON AVENUE R/W SWANSON PROPERTY**

A parcel of land, situated in the NE1/4 SW1/4 of Section 3, Township 39 South, Range 9 East, W.M., Klamath County Oregon, being a portion of the Easterly 100 feet of Lot 1, Block 2, First Addition to Altamont Acres, a duly recorded subdivision and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 1, said point being at the intersection of the Altamont Drive and Cannon Avenue right of ways; thence S 00° 20' 00" W, along said Altamont Drive right of way - 10.00 feet; thence N 80° 01' 21" W - 60.86 feet to a point on the south right of way line of Cannon Avenue; thence S 89° 28' 47" E - 60.00 feet along said south right of way line of Cannon Avenue to the point of beginning. Said parcel for road purposes contains 300.00 square feet more or less. Bearings and distances for this description are based on Survey #4735 on file in the Klamath County Surveyor's Office.