

2018-005756

Klamath County, Oregon

Portion of Kingsley Field  
Klamath County, Oregon  
GSA INVENTORY CONTROL NO.  
9-GR-(1)-OR-434F



00222081201800057560060068

05/10/2018 08:55:17 AM

Fee: \$67.00

MAIL TAX STATEMENT TO:  
S.K. Madan and Shobhana Madan  
P.O. Box 70917  
Pasadena, CA 91107

QUITCLAIM DEED

THIS INDENTURE, made this 19<sup>th</sup> day of December, 1989, between the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services, under and pursuant to the powers and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and regulations and orders promulgated thereunder, GRANTOR, and S.K. Madan and Shobhana Madan, as joint tenants, GRANTEES.

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of FORTY-THREE THOUSAND ONE HUNDRED FIFTY-ONE DOLLARS (\$43,151.00) in lawful money of the United States of America, receipt of which is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim, unto the said GRANTEES, their successors and assigns all that certain real property situate in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

A tract of real property situated in the SE1/4 SE1/4 and the NE1/4 SE1/4 of Section 15 and in the NW1/4 SW1/4, SW1/4 SW1/4 and the SE1/4 SW1/4 of Section 14 all in Township 38 South, Range 9 East of the Willamette Base and Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the section corner common to Sections 14, 15, 22 & 23, Township 38 South, Range 9 East of the Willamette Base and Meridian; thence North 0° 38' 06" West along the boundary common to aforesaid Sections 14 and 15, a distance of 792.02 feet; thence North 42° 22' West, 256.73 feet; thence North 28° 40' 30" West, 207.87 feet; thence North 61° 15' West, 237.60 feet; thence North 34° 35' 30" East, 615.18 feet; thence North 47° 51' 17" East, 130.78 feet; thence South 46° 36' 44" East, 2097.90

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feet; thence South  $0^{\circ} 48' 40''$  East, a distance of 411.75 feet to the South boundary of aforesaid Section 14; thence South  $89^{\circ} 14' 34''$  West along said boundary, a distance of 1486.99 feet, more or less, to the point of beginning containing 44.46 acres, more or less.

PARCEL 2:

Together with an easement for the right and privilege of constructing, using and maintaining a roadway for ingress and egress to Parcel 1 described above, on and across a part of the NE1/4 SE1/4 of Section 15, Township 38 South, Range 9 East of the Willamette Base and Meridian, in the County of Klamath, State of Oregon, said roadway not to exceed 40.0 feet in width, lying 20.0 feet on each side of the following described centerline.

Beginning at the Southeast corner of Section 15, Township 38 South, Range 9 East of the Willamette Base and Meridian; thence North  $89^{\circ} 57' 09''$  West, along the South boundary of said Section 15 a distance of 1552.84 feet to the centerline of the Old Fort Road as now located and constructed; thence following the aforesaid centerline Northward on the following courses; (1) along the arc of a  $7.007^{\circ}$  curve to the right a distance of 428.15 feet; (2) along the arc of a  $3.997^{\circ}$  curve to the left a distance of 353.98 feet; (3) North  $21^{\circ} 35'$  East 210.76 feet; (4) along the arc of a  $10.00^{\circ}$  curve to the left a distance of 397.83 feet; and North  $18^{\circ} 12'$  West a distance of 485.01 feet to the centerline of an existing road intersection from the Northeast, and being the true point of beginning of this description; thence leaving the Old Fort Road and following the centerline of said intersecting road on the following courses; (1) along the arc of a  $41.80^{\circ}$  curve to the right a distance of 97.15 feet; (2) North  $21^{\circ} 38'$  East 517.04 feet; (3) along the arc of a  $29.08^{\circ}$  curve to the right a distance of 440.59 feet; (4) South  $30^{\circ} 36'$  East 106.86 feet; (5) along the arc of a  $13.00^{\circ}$  curve to the left a distance of 406.28 feet; (6) South  $83^{\circ} 25'$  East 82.39 feet and (7) along the arc of a  $30.00^{\circ}$  curve to the right a distance of 393.39 feet, more or less to the boundary of Parcel No. 1 aforesaid, containing 1.88 acres more or less.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, property, possession, claim and demand

whatsoever, in law as well as in equity, of the said GRANTOR of in or to the foregoing described premises, and every part and parcel thereof, with the appurtenances.

The sale and conveyance of the property is subject to the following:

- a. Any statement of facts which a physical inspection and accurate survey of the premises may disclose.
- b. All covenants, easements, reservations and encumbrances, whether of record or not.
- c. The Grantee covenants for itself, its successors and assigns and every successor in interest to the property here described, or any part thereof, that any construction or alteration is prohibited unless a determination of no hazard to air navigation is issued by the Federal Aviation Administration in accordance with Title 14 Code of Regulations, Part 77, entitled "Objects Affecting Navigable Airspace," or under the authority of the Federal Aviation Act of 1958, as amended.
- d. By acceptance of this instrument, Grantee expressly acknowledges that the property was part of a military training center and, as such, that portions of the property were subject to contamination by the introduction of unexploded and dangerous bombs, shells, rockets, mines and other charges, either below or upon the surface thereof, some of which may remain on the property in an unexploded condition.

By acceptance of this instrument and as further consideration for this conveyance, Grantee covenants and agrees for itself, its successors and assigns, to assume all risks of personal injuries and property damages of any kind whatsoever, including all risks caused by possible contamination of the property by unexploded ordnance, arising out of ownership maintenance, occupation or use of the property by any person whatsoever; and further covenants and agrees to indemnify and save harmless Grantor, its officers, agents and employees, against any and all liability, claims cause of action or suits arising out of or resulting from the contaminated condition of the property.

SAID PROPERTY transferred hereby was duly determined to be surplus, and was assigned to the General Services Administration for disposal pursuant to the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and applicable rules, orders and regulations.

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TO HAVE AND TO HOLD, all and singular, the said premises, with the improvements thereon, unto the said GRANTEES, their successors and assigns.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed as of the day and year first above written.

UNITED STATES OF AMERICA  
Acting by and through the  
ADMINISTRATOR OF GENERAL SERVICES

By

  
KENNETH E. LINDEBAK

Contracting Officer

Office of Real Estate Sales  
General Services Administration  
Region 9, San Francisco, California

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(S.K. Madan and Shobhana Madan)

STATE OF CALIFORNIA

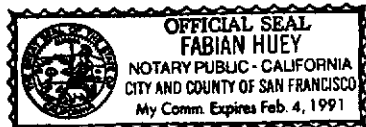
City and County of San Francisco

)  
( ss:  
)

On this 19th day of December 1989, before me, FABIAN HUEY, a  
Notary Public in and for the County of San Francisco, State of  
California, personally appeared KENNETH E. LINDEBAK, known to me  
to be the Contracting Officer, Office of Real Estate Sales,  
General Services Administration, Region 9, San Francisco,  
California and he acknowledged that he executed the within  
instrument on behalf of the United States of America, acting by  
and through the Administrator of General Services.

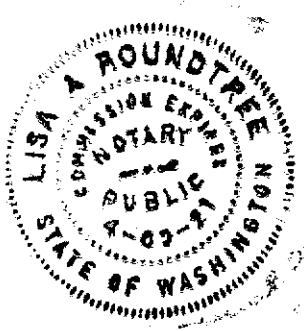
WITNESS my hand and official seal.

SEAL



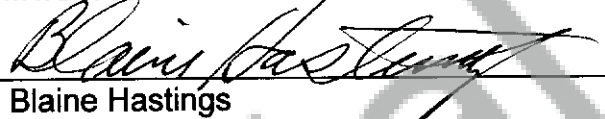
Fabian Huey  
FABIAN HUEY  
Notary Public  
in and for the County of  
San Francisco, State of  
California

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UNITED STATES OF AMERICA  
Acting by and through the  
ADMINISTRATOR OF GENERAL SERVICES

By



Blaine Hastings  
Contracting Officer  
Real Property Utilization and Disposal Office  
General Services Administration  
Region 9, Auburn, Washington

State of Washington  
County of King

On this 30<sup>th</sup> day of April, 2018, before me, Lisa Roundtree, a Notary Public in and for the County of King, State of Washington, personally appeared Blaine Hastings, known to me to be the Contracting Officer, Real Property Utilization and Disposal Office, General Services Administration, Region 9, Auburn, Washington, and he acknowledged that he executed the within instrument on behalf of the United States of America, acting by and through the Administrator of General Services.

WITNESS my hand and official seal.



Lisa Roundtree  
Notary Public  
Residing in Enumclaw, WA  
Commission Expires: 4/9/2021