

14343

M-67 3874
File 40722**WARRANTY DEED**
(Individual)

Know All Men by These Presents, That I, May E. Phinney, a single woman,
..... grantor....., for the consideration of
the sum of Four Hundred and No/100 (\$400.00) ----- DOLLARS
to me..... paid, have bargained and sold and by these presents do..... bargain, sell and convey
unto the STATE OF OREGON, by and through its STATE HIGHWAY COMMISSION, the following described
premises, to wit:

PARCEL 1

Lot 12 of Block 6, RIVERVIEW, Klamath County, Oregon, containing 9,684
square feet.

PARCEL 2

A parcel of land lying in Lot 1, Block 7, RIVERVIEW, Klamath County, Oregon;
the said parcel being that portion of said Lot 1 included in a strip of land
170 feet in width, lying on the Westerly side of the center line of the The Dalles-
California Highway as said highway has been relocated, which center line is
described as follows:

Beginning at Engineer's center line Station 173+89.60, said station being
3064.47 feet North and 2316.65 feet East of the Southwest corner of Section 5,
Township 39 South, Range 9 East, W. M.; thence South 28° 36' 30" West, 5610.4
feet to Engineer's center line Station 230+00.

(Bearings used herein are based upon the Oregon Co-ordinate System,
South Zone.)

The parcel of land to which this description applies contains 0.05 acre,
more or less.

As a part of the consideration hereinabove stated, there is also bargained, sold,
conveyed and relinquished to the Grantee all existing, future or potential common law
or statutory abutter's easements of access between the right of way of the public way
identified as the relocated The Dalles-California Highway and all of the Grantor's
remaining real property.

Grantee shall either construct a public frontage road or provide some other access
road on the Westerly side of the highway, and the Grantor, her heirs and assigns, shall
be entitled to reasonable access to the said road for any purpose, upon application
filed with the State pursuant to applicable statutes and regulations. Said road shall
be connected to the main highway or to other public ways only at such places as the
Grantee may select.

It is expressly intended that the covenants, burdens, restrictions and reser-
vations contained herein shall run with the land and shall forever bind the Grantor,
her heirs and assigns.

tk/b

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TO HAVE AND TO HOLD the said premises with their appurtenances, in fee simple, unto the said State of Oregon, by and through its State Highway Commission, its successors and assigns forever.

And I the said grantor..... do hereby covenant to and with the said State of Oregon, by and through its State Highway Commission, its successors and assigns, that I am the owner..... in fee simple of said premises; that they are free from all encumbrances

and that I will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, I have hereunto set my hand..... and seal..... this 19th day of May 1967.
Done in presence of:

Form 511-52-10-63

Warranty Deed
(Individual)

FROM
May E. Phinney

TO
STATE OF OREGON
BY AND THROUGH ITS
STATE HIGHWAY COMMISSION

STATE OF OREGON,
County of Klamath } ss.

I certify that the within was received at
11:30 o'clock A.m. on the 24 day
of May, 1967, and duly recorded
by me in Klamath County Records,
Book of Deeds, Volume M667, Page 3874

Dorothy Rogers
County Clerk or Recorder

By *James H. Rogers*, Deputy
Fee \$3.00 Collect

Return to
OREGON STATE HIGHWAY COMMISSION
Salem, Oregon

State Printing 1965

STATE OF OREGON,
County of Klamath

On this 19th day of May, 1967, personally came before me,
a Notary Public in and for said county and state, the within named May E. Phinney, a single
woman, her wife,

to me personally known to be the identical person described in and who executed the within instrument,
and who personally acknowledged to me that she executed the same freely and voluntarily for the uses
and purposes therein named.

Witness my hand and official seal the day and year last above written.

Marion Perry
Notary Public for Oregon
My commission expires Sept. 23, 1970