

18877

ORIGINAL

7017
File 40748**WARRANTY DEED**
(Individual)

Know All Men by These Presents, That I, Lillian G. Mann, a widow,
 grantor....., for the consideration of
 the sum of Two Thousand Two Hundred and No/100 (\$2,200.00) ----- 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:

A parcel of land lying in the S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7, Township 39 South, Range 9 East, W.M., Klamath County, Oregon; the said parcel being that portion of said S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, lying West of that property described in that deed to Gertrude Cleve, recorded in Book 102, Page 16; Northwesternly of that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Book 290, Page 120 both of Klamath County Record of Deeds and included in a strip of land variable in width, lying on the Northwesternly side of the center line of a frontage road, which center line is described as follows:

Beginning at Engineer's center line Station "FR" 221+00, said station being 1015.79 feet South and 39.74 feet West of the Northeast corner of said Section 7; thence South 28° 36' 30" West, 262.47 feet; thence on a 572.96 foot radius curve right (the long chord of which bears South 32° 39' 15" West) 80.92 feet; thence South 36° 42' West, 1228.48 feet; thence on a 409.26 foot radius curve right (the long chord of which bears South 50° 41' 15" West) 199.82 feet; thence South 64° 40' 30" West, 200.71 feet; thence on a 65 foot radius curve left (the long chord of which bears South 26° 33' 15" West) 86.49 feet to Engineer's center line Station "FR" 241+58.89.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Northwesternly Side of Center Line
"FR"230+00		"FR"238+71.69	50
"FR"238+71.69		"FR"240+72.4	50 taper to 60
"FR"240+72.4		"FR"241+58.89	60

ALSO that portion of said S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ lying Northwesternly of said State of Oregon property and Westerly of said Cleve property.

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

The parcel of land to which this description applies contains 2.2 acres, 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 all of the Grantor's remaining real property and the parcel hereinabove described.

Grantee shall either construct a public frontage road or provide some other access road on the Northwesternly 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 reservations contained herein shall run with the land and shall forever bind the Grantor, her heirs and assigns.

ba/le

13

mw
N

7018

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 7th day of September, 1967.

Done in presence of:

..... } Lillian G. Mann [SEAL]
..... } [SEAL]

Form 118-24-10-3

Warranty Deed

(Individual)

FROM

Lillian G. Mann

TO

STATE OF OREGON
BY AND THROUGH ITS
STATE HIGHWAY COMMISSION

STATE OF OREGON, } ss.
County of Klamath

I certify that the within was received at
12:55 o'clock p.m. on the 11 day
of September, 1967, and duly recorded
by me in Klamath County Records,
Book of Deeds, Volume M-67, Page 2017.

Dorothy Rogers
County Clerk or Recorder
By Barbara J. Rogers Deputy
Fee 3.00

Return to
OREGON STATE HIGHWAY COMMISSION
Salem, Oregon

State Printing Trail

STATE OF OREGON, Washington } ss.
County of Clatsop

On this 7th day of September, 1967, personally came before me,
a Notary Public in and for said county and state, the within named Lillian G. Mann, a widow,

and her husband and his wife,
to me personally known to be the identical person described in and who executed the within instrument,
and who ~~each~~ 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.

Patricia R. Johnson
Notary Public

My commission expires 12/20, 1969