

16806

7032

File 40747

WARRANTY DEED
(Individual)

Know All Men by These Presents, That we, Howard E. Baker and Mary F. Baker,
husband and wife,

..... grantor^s for the consideration of
the sum of Four Hundred and No/100 (\$400.00) DOLLARS
to us 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 NE $\frac{1}{4}$ 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 NE $\frac{1}{4}$ NE $\frac{1}{4}$ lying Westerly of that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Book 284, Page 272 of Klamath County Record of Deeds and included in a strip of land 50 feet in width, lying on the Northwestern 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, 556.61 feet to Engineer's center line Station "FR" 230+00.

ALSO that portion of said property lying Southeasterly of said center line and Northwesternly of said State of Oregon property.

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

The parcel of land to which this description applies contains 0.54 acre, more or less.

As a part of the consideration hereinabove stated, there is also contained, 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 Grantors' remaining real property and the parcel hereinabove described.

Grantee shall either construct a public frontage road or provide some other access road on the West side of the highway, and the Grantors, their 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 Grantors, their heirs and assigns.

ba/LL

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 we 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 we are the owner..... in fee simple of said premises; that they are free from all encumbrances

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

IN WITNESS WHEREOF, we have hereunto set our hand.....s and seal.....s this 25 day of August, 1967.

Done in presence of:

Muriel Mann
Joyce A. Jas

Howard E. Baker (SEAL)
Mary F. Baker (SEAL)

Form 211-24-10-33

Warranty Deed

(Individual)

FROM

Howard E. Baker et ux

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
2:01 o'clock P.m. on the 11th day
of September, 1967, and duly recorded
by me in Klamath County Records,
Book of Deeds, Volume 1167, Page 7032.

WILLIAM H. PHILLIPS, Jr.
County Clerk or Recorder

Fee \$ 2.00

Return to
OREGON STATE HIGHWAY COMMISSION
Salem, Oregon

State Printing 7011

STATE OF OREGON, New York

County of Suffolk ss.

On this 25 day of August, 1967, personally came before me,
a Notary Public in and for said county and state, the within named Howard E. Baker
and Mary F. Baker, 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 he..... 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.

My commission expires

WILLIAM H. PHILLIPS, Jr.
Notary Public, State of New York
SUFFOLK COUNTY CLERK'S NO. 52-836168
MY COMMISSION EXPIRES MARCH 30, 1968