

17982

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File 40729

18648

WARRANTY DEED
(Individual)

Know All Men by These Presents, That we, Nina L. Baker, formerly Nina Bonham, a married woman and M. G. Bonham, an unmarried man grantor.s., for the consideration of the sum of Four Hundred Seventy-five and No/100 (\$475.00) - - - - - 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 Lot 6, Block 7, RIVERVIEW, Klamath County, Oregon; the said parcel being that portion of said Lot 6 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 re-located, 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 0.17 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 all of the Grantors' remaining real property and the parcel hereinabove described; EXCEPT, however,

Grantee shall either construct a public frontage road or provide some other road on the Westerly 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.

jmtk
This deed is being re-recorded to add the signature of Nina L. Baker.

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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 ^{we} the said grantor ^s 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 ^s 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 10 day of October, 1967.

Done in presence of:

C. P. R.

Nina L. Baker (SEAL)

Nina L. Baker

STATE OF CALIFORNIA,

GLENN

County of GLENN
On this 24th day of OCTOBER in the year one thousand nine hundred and sixty-seven before me, SUE JOHNSON
a Notary Public, State of California, duly commissioned and sworn, personally appeared
M. G. BONHAM

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the County of GLENN the day and year in this certificate first above written.

Sue Johnson

Notary Public, State of California.

Cowdery's Form No. 32—Acknowledgment—General.
(C. C. Sec. 1189) (Printed 1-30-66) 61-0419

My Commission Expires February 3, 1968

County of Glenn

On this 10 day of October, 1967, personally came before me, a Notary Public in and for said county and state, the within named Nina L. Baker, formerly Nina Bonham ~~and~~ a married woman, 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 January 1, 1969

STATE OF OREGON,
County of Klamath } ss.
Filed for record at request of
Oregon State Highway Commission
on this 30 day of October A. D. 1967
at 12:15 o'clock PM and duly
recorded in Vol. M-67 of Deeds
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DOROTHY ROGERS, County Clerk

Fee 3.00

STATE OF OREGON,
County of Klamath } ss.
Filed for record at request of
Oregon State Highway
on this 30 day of November A. D. 1967
at 11:57 o'clock A M. and duly
recorded in Vol. M-67 of Deeds
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DOROTHY ROGERS, County Clerk

Fee 3.00

By *Marion* Deputy