

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Reames Golf & Country Club, an Oregon corporation, hereinafter called "Grantor", for the consideration of the sum of Fourteen Thousand Two Hundred Fifty and No/100 Dollars (\$14,250.00), to Grantor paid, has bargained and sold and by these present does bargain, sell and convey unto the STATE OF OREGON, by and through its State Highway Commission, hereinafter called "Grantee", the following described premises, to wit:

A parcel of land lying in Section 7, Township 39 South, Range 9 East, W.M., Klamath County, Oregon, and being a portion of that property described in those deeds to Reames Golf and Country Club, recorded in Book 73, Page 242 and in Book 248, Page 243 of Klamath County Record of Deeds; the said parcel being that portion of said property lying Easterly of the existing The Dalles - California Highway and included in a strip of land variable in width, lying on the Easterly 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 231+72.92, said station being 655.56 feet North and 445.90 feet West of the East quarter corner of said Section 7; thence on an 11,459.16 foot radius curve left (the long chord of which bears South 24° 36' West) 1603.33 feet; thence South 20° 35' 30" West, 195.59 feet; thence on a spiral curve left (the long chord of which bears South 19° 47' 30" West) 400 feet to Engineer's center line Station 253+71.84 Back equals 29+50 Ahead; thence on a 4774.65 foot radius curve left (the long chord of which bears South 8° 53' 30" West) 1550 feet to Engineer's center line Station 45+00.

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

Station	to	Station	Width on Easterly Side of Center Line
234+00		236+50	285 in a straight line to 540
236+50		242+00	540 in a straight line to 540
242+00		245+00	540 in a straight line to 215
245+00		249+71.84	215 in a straight line to 135
249+71.84		45+00	135

EXCEPT therefrom the following:

That property described in that deed to Sally Richards and Peter L. Barnhisel, recorded in Book 322, Page 546; that property described in that deed to Bratton Packing Co., recorded in Book 239, Page 272 and that property described in those deeds to Brosterhous Construction Co., recorded in Book 295, Page 224 and in Book 292, Page 105, all of Klamath County Deed Records.

ALSO EXCEPT that portion of that certain vacated county road inuring to said Brosterhous Construction Co. property on the Easterly side.

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

The parcel of land to which this description applies contains 8.2 acres, more or less.

As a part of the consideration hereinabove stated, there is also bargained, sold, conveyed and relinquished to Grantee all existing, future or potential common law or statutory abutter's easements of access between all of Grantor's remaining real property and the parcel hereinabove described, EXCEPT, however,

Reserving, for service of the said remaining property rights of access from Grantor's remaining property to the highway right of way, at the following place and for the following width:

Hwy. Engr's Sta.	Width	Side of Hwy.	Purpose
30+85	35 feet	Easterly	Unrestricted

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Grantee has the right to construct or otherwise provide at any future time a public frontage road or roads; whereupon all rights of access hereinabove reserved to and from the highway that are on or adjacent to any such frontage road or roads shall cease, but the Grantor, its successors and assigns, shall have access to the frontage road or roads for any purpose upon obtaining a permit from Grantee under the applicable statutes and regulations governing the same. Said road or roads shall be connected to the main highway or to other public ways only at such places as Grantee may select.

TO HAVE AND TO HOLD the said premises with their appurtenances, unto Grantee, its successors and assigns forever.

And said Grantor does hereby covenant to and with Grantee, its successors and assigns, that it is the owner in fee simple of said premises; that they are free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever.

It is expressly intended that the covenants, burdens, restrictions and reservations contained herein shall run with the land and shall forever bind Grantor, its successors and assigns.

The foregoing recital of consideration is true as Grantor verily believes.

IN WITNESS WHEREOF, Reames Golf & Country Club, an Oregon corporation has caused its name to be hereto subscribed by its duly authorized officers this 29th day of December, 1967.

REAMES GOLF & COUNTRY CLUB,
an Oregon corporation

By [Signature]
President

By [Signature]
Secretary

STATE OF OREGON

County of Klamath

December 29, 1967

Personally appeared Robert F. Starbuck and Robert A. Thompson, who, being sworn, stated that they are the President and Secretary of grantor corporation and that this instrument was voluntarily signed in behalf of the corporation by authority of its Board of Directors. Before me:

STATE OF OREGON, }
County of Klamath } ss

Filed for record at request of

Oregon State Highway Department

jb/df on this 8 day of May, A. D. 1968

at 2:10 o'clock PM, and duly

recorded in Vol. M68 of Deeds

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DOROTHY ROGERS, County Clerk

Fee \$3.00

Collect

[Signature]

Notary Public for Oregon

My Commission expires: December 21, 1970