

28783

VOLUME 302

ORIGINAL

File 40028

WARRANTY DEED

(Individual)

Know All Men by These Presents, That Donald E. McGhehey and
Grace G. McGhehey, husband and wife, grantor.s., for the consideration of
 the sum of Seven Thousand and no/100 (7,000.00) 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 Section 1, Township 39 South, Range 8 East, W.M.,
 Klamath County, Oregon, and being a portion of that property described in those
 deeds to Donald E. McGhehey and Grace G. McGhehey, recorded in Book 276, Page 216,
 and in Book 322, Page 356, of Klamath County Records of Deeds; the said parcel
 being that portion of said property included in a strip of land variable in width,
 lying on each side of the following described center line:

Beginning at Engineer's center line Station 330+00, said station being 309.67
 feet North and 1903.26 feet West of the North quarter corner of said Section 1;
 thence South 55° 17' 30" East 5000 feet to Engineer's center line Station 380+00.

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

Station	to	Station	Width on Northeastly Side of Center Line	Width on Southwesterly Side of Center Line
330+00		348+00	90	90
348+00		359+00	90 taper to 150	90
359+00		366+00	150 taper to 80	90
366+00		368+90	80	90
368+90		370+20	80	90
370+20		380+00	80	90 taper to 215
				80

EXCEPT therefrom that property described in that deed to Geary Bros., recorded
 in Book 322, Page 357, of Klamath County Records of Deeds.

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

The parcel of land to which this description applies contains 14.1 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 Grantors' remaining real
 property and the parcel hereinabove described; EXCEPT, however,

Reserving, for service of the said remaining property, right of access from Grantors'
 remaining property to the highway right of way, at each of the following places and for
 the following width:

Hwy. Engr's Sta.	Width	Side of Hwy.	Purpose
347+50	35 feet	Northerly and Southerly	Unrestricted
364+10	35 feet	Northerly and Southerly	Unrestricted

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 Grantors, their heirs and assigns, shall have access to the frontage road or roads
 for any purpose upon obtaining a permit from the State under the applicable statutes and
 regulations governing the same. Said road or roads shall be connected to the main high-
 way 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.

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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, 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, and seal, this 11th day of December, 1968.
Done in presence of:

Donald E. McGhehey (SEAL)
Grace G. McGhehey (SEAL)

Form 213-32-10-53

Warranty Deed
(Individual)

FROM
Donald E. McGhehey 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
3:47 o'clock p.m. on the 10th day
of January, 1969, and duly recorded
by me in Klamath County Records,
Book of Deeds, Volume M-69, Page 302.

Wm D. Milne
County Clerk or Recorder
By *Anna J. Milne* Deputy
Fee: \$3.00

Return to
OREGON STATE HIGHWAY COMMISSION
Salem, Oregon
State Printing 7013

STATE OF OREGON,
County of *Klamath* ss.

On this *11th* day of *December*, 1968, personally came before me,
a Notary Public in and for said county and state, the within named *Donald E. McGhehey*
and *Grace G. McGhehey*, his wife,
to me personally known, to be the identical person(s) described in and who executed the within instrument,
and who each personally acknowledged to me that they 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.

James A. [Signature]
Notary Public for Oregon
My commission expires *June 11, 1971*

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