

33441

ORIGINAL

File 40029

WARRANTY DEED

(Individual)

M69 5758

68-927 PL

Know All Men by These Presents, That I, Nena May Sohrakoff, a widow,

grantor, for the consideration of

the sum of 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 SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 39 South, Range 8 East, W.M., Klamath County, Oregon; the said parcel being that portion of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ 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, which 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, 5088.24 feet; thence on a spiral curve right (the long chord of which bears South 54° 37' 30" East) 400 feet; thence on a 5729.58 foot radius curve right (the long chord of which bears South 39° 26' 30" East) 2770 feet; thence on a spiral curve right (the long chord of which bears South 24° 15' 30" East) 400 feet to Engineer's center line Station 416+58.24.

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

Station	to	Station	Width on Northeasterly Side of Center Line	Width on Southwesterly Side of Center Line
367+00		368+90	80	90
368+90		370+20	80	90 taper to 215
370+20		380+00	80	80
380+00		380+88.24	80 taper to 90	80
380+88.24		394+00	90	80

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

The parcel of land to which this description applies contains 5.1 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 Grantor's remaining real property and the parcel hereinabove described; EXCEPT, however,

Reserving, for service of the said remaining property, right 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
377+00	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 Grantor, her 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 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.

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 2nd day of June, 1969.

Done in presence of:

Anthony E. Giacomini

Nena May Sohrakoff [SEAL]
[SEAL]

Form 213-38-10-43

Warranty Deed

(Individual)

FROM

Nena May Sohrakoff

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

3:44 o'clock P.m. on the 2 day

of July, 1969, and duly recorded

by me in Klamath County Records,

Book of Deeds, Volume M 69, Page 5158

Wt. D. Milne

County Clerk or Recorder

By *Phyllis K. Kelly* Deputy

Fee \$3.00

Return to

OREGON STATE HIGHWAY COMMISSION

Salem, Oregon

State Printing 7013

STATE OF OREGON,

County of Klamath ss.

On this 2nd day of June, 1969, personally came before me, a Notary Public in and for said county and state, the within named Nena May Sohrakoff, a widow,

to me personally known to be the identical person described in and who executed the within instrument, and who 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.

jb

Anthony E. Giacomini
Notary Public for Oregon
My commission expires Aug. 5, 1970

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