

4-13-76

14024

WARRANTY DEED

Highway Division  
File 48646

7519

Vol. 75 Page

"KNOW ALL MEN BY THESE PRESENTS, That NORMAN P. FRALEY and GEANNE G. FRALEY, husband and wife, Grantors, for the consideration of the sum of Nine Hundred Eleven and No/100 DOLLARS (\$911.00) received, do hereby convey unto KLAMATH COUNTY, a political subdivision of the State of Oregon, Grantee, the following described property, to wit:

A parcel of land lying in the SE $\frac{1}{4}$  of Section 15, Township 39 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in that deed to Norman P. and Geanne G. Fraley, recorded in Book M-66, Page 341 of Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land 50 feet in width, lying on the Northerly side of the center line of a County Road as said county road has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station 262+85.82, said station being 93 feet South and 2685.99 feet East of the Northwest corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 15; thence South 89° 02' 36" East 1378.36 feet; thence on a 8500 foot radius curve left (the long chord of which bears North 88° 52' 30.5" East) 617.60 feet; thence North 86° 47' 37" East 13.22 feet to Engineer's center line Station 282+95.00 Bk= 282+94.97 Ah; thence North 86° 47' 37" East 434.82 feet; thence on a 8500 foot radius curve right (the long chord of which bears North 88° 11' 21.5" East) 414.11 feet; thence North 89° 35' 06" East 1133.43 feet; thence South 89° 36' 39" East 2669.36 feet to Engineer's center line Station 329+46.69.

The parcel of land to which this description applies contains 0.22 acre, more or less, outside of the existing right of way.

Also for the above stated consideration, there is hereby conveyed to Grantee all existing, future or potential common law or statutory abutter's easements of access between the above described parcel and all of Grantors' remaining real property, EXCEPT, however,

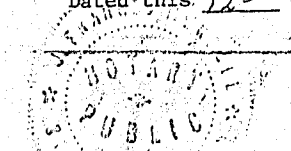
Reserving for service of Grantors' remaining property, access rights to and from said remaining property to the abutting highway right of way at the following place and for the following width:

Hwy. Engr's Sta.	Width	Side of Hwy.	Purpose
280+75	35 feet	Northerly	Unrestricted

If, after written notice to desist, Grantors, or any person holding under them, shall use the above place of access in a width greater than above stated, or shall permit or suffer any person to do so, the right of access therefor shall automatically be suspended and Grantee shall thereupon have the right to close said place of access. The suspension shall terminate when satisfactory assurance has been furnished Grantee that the place of access will be used in a width not greater than above stated.

And Grantors do hereby covenant to and with Grantee, its successors and assigns, that they are the owners in fee simple of said property which is free from all encumbrances and will warrant and defend the same from all lawful claims whatsoever.

Dated this 12<sup>th</sup> day of May, 1976.



Norman P. Fraley  
Geanne G. Fraley

STATE OF OREGON, County of Klamath

May 12, 1976. Personally appeared the above named Norman P. Fraley and Geanne G. Fraley, who acknowledged the foregoing instrument to be their voluntary act. Before me:

STATE OF OREGON; COUNTY OF KLAMATH; ss.

J. Frances Munsell  
Notary Public for Oregon  
My Commission expires 12/15/79

I hereby certify that the within instrument was received and filed for record on the 20<sup>th</sup> day of May, A.D., 19 76 at 12:57 o'clock P M., and duly recorded in Vol. M 76 of DEEDS on Page 7519.

FEE \$ 3.00

WM. D. MILNE, County Clerk  
By J. Hazel Drager Deputy

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