

4-14-76

18376

## WARRANTY DEED

Highway Division  
File 48649  
Vol. 76 Page 13577  
aka Cheryl M. Pinner

KNOW ALL MEN BY THESE PRESENTS, That RONALD TED PINNER and CHERYL MARIE PINNER, husband and wife, Grantors, for the consideration of the sum of One Thousand Nine Hundred Sixty-five and No/100 DOLLARS (\$1,965.00) 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 ELMWOOD PARK, Klamath County, Oregon and being a portion of that property described in that deed to Billy Ray Clark and Ruth Ellen Clark, recorded in Book M-73, Page 2074 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 0.36 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
292+33	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 19<sup>th</sup> day of August, 1976.

Ronald Ted Pinner  
Cheryl Marie Pinner

STATE OF OREGON, County of Klamath

August 19<sup>th</sup>, 1976. Personally appeared the above named Ronald Ted Pinner and Cheryl Marie Pinner, who acknowledged the foregoing instrument to be their voluntary act. Before me: Cheryl M. Pinner

Carolyn L. Owens  
Notary Public for Oregon  
My Commission expires 6/12/78

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 31<sup>st</sup> day of AUGUST, A.D., 19 76 at 12:39 o'clock P.M., and duly recorded in Vol. M 76 of DEEDS on Page 13577.

FEE \$ 3.00

WM. D. MIKNE, County Clerk  
By Hazel D. May Deputy