

ORIGINAL

Highway Division
File 48650

9-15-76

32006

11819

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WILBUR A. LEWIS and HAZEL L. LEWIS, husband and wife, Grantors, for the consideration of the sum of One Hundred Fifty and No/100 DOLLARS (\$150.00) 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 Wilbur A. and Hazel L. Lewis, recorded in Book 256, Page 512 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 SW¹/₄SW¹/₄ 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.

EXCEPT therefrom that property described in that deed to the United States of America, recorded in Book 99, Page 481 of Klamath County Record of Deeds.

The parcel of land to which this description applies contains 0.02 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 right of way of the public way identified as Johns Avenue, a county road, 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 right of way at the following places and for the following widths:

Engr's Sta.	Width	Side of Road	Purpose
296+18.2	20 feet	Northerly	Unrestricted
300+83	35 feet	Northerly	Unrestricted

If, after written notice to desist, Grantors, or any person holding under them, shall use any of the above places of access in widths 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 places of access. The suspension shall terminate when satisfactory assurance has been furnished Grantee that the places of access will be used in widths 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 except easements of record and will warrant and defend the same from all lawful claims whatsoever except for the aforesaid.

Dated this 21st day of June, 1977.

Wilbur A. Lewis
Hazel L. Lewis

11850

Page 2 - WD
9-14-76

Highway Division
File 48650

STATE OF OREGON, County of Clatsop

June 14, 1977. Personally appeared the above named Wilbur A. Lewis and
Hazel L. Lewis, who acknowledged the foregoing instrument to be their voluntary act.

Before me:

[Signature]
Notary Public for Oregon

My Commission expires June 14, 1980

ba/ma

CLATSOP COUNTY OF OREGON, ss.

I, the undersigned, Notary Public for Oregon, do hereby certify that the foregoing instrument was duly recorded at request of OREGON STATE HIGHWAY DIVISION

this 14th day of JULY, A.D. 1977 11850

duly recorded in Vol. MTZ, of CLATSOP County, Oregon.

W. D. MILLER, County Clerk

FEB 6 6.00

By Hazel L. Lewis