

6/8/78

51675

## WARRANTY DEED

aka Alton Short

KNOW ALL MEN BY THESE PRESENTS, That ALTON A. SHORT and GRACE T. SHORT, husband and wife, Grantors, for the consideration of the sum of Fifteen Thousand Five Hundred and No/100 DOLLARS (\$15,500.00) 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 13, Township 39 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in those deeds to Alton A. and Grace Short, recorded in Book 215, Page 295 and in Book 250, Page 123 of Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land 100 feet in width, 50 feet on each side of the center line of a county road, which center line is described as follows:

Beginning at Engineer's center line Station 345+00, said station being 1353.6 feet North and 224.10 feet East of the Southwest corner of Section 13, Township 39 South, Range 9 East, W.M.; thence South 80° 48' 04" East 279.25 feet; thence on a 2000 foot radius curve left (the long chord of which bears South 85° 48' 33" East) 349.62 feet; thence North 89° 10' 58" East 1365.61 feet; thence on a 1400 foot radius curve right (the long chord of which bears South 72° 27' 16.5" East) 897.37 feet; thence South 54° 05' 31" East 1108.15 feet to Engineer's center line Station 385+00.

EXCEPT therefrom that property described in that deed to the United States of America, recorded in Book 99, Page 188 of Klamath County Record of Deeds.

The parcel of land to which this description applies contains 3.05 acres, more or less.

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 farm purposes only and for the service of the said remaining property of the Grantors, a right to establish, maintain and use a crossing of a width of -16- feet at a point opposite Highway Engineer's Center Line Station 370+40, so long as any portion of the said remaining property on both sides of the highway and served by such crossing is held by a single ownership. The construction of a frontage road or roads shall not defeat this right of crossing.

ALSO 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
376+30	35'	Northerly	unrestricted

If, after written notice to desist, Grantors, or any person holding under them, shall use the above places 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 places of access. The suspension shall terminate when satisfactory assurance has been furnished Grantee that the places 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.

OC  
M

Dated this 23rd day of June, 1978.

Alton A. Short  
Alton A. Short

Grace T. Short  
Grace T. Short

STATE OF OREGON, County of Klamath

June 23, 1978. Personally appeared the above named Alton A. Short <sup>aka Alton Short</sup> and Grace T. Short, who acknowledged the foregoing instrument to be their voluntary act.

Before me:



[Signature]  
Notary Public for Oregon

My Commission expires 11-24-78

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Oregon State Hwy. Div.  
on 14th day of July A. D. 19 78 at 12 o'clock PM., and  
uly recorded in Vol. M78, of Deeds on Page 15156

Wm D. MILNE, County Clerk

By Berntha Shetch

Return to  
Oregon State Hwy Div.

Fee \$6.00