

60075

11/28/78

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Highway Division
File 48404

ORIGINAL

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT B. HOPKINS and VIRGINIA E. HOPKINS, husband and wife, Grantors, for the consideration of the sum of Six Thousand and No/100 DOLLARS (\$6,000.00) 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 NE $\frac{1}{4}$ of Section 24, Township 39 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in that deed to Robert C. and Virginia E. Hopkins, recorded in Book 311, Page 303, 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 South-erly side of the center line of a county road, which center line is described as follows:

Beginning at Engineer's center line Station 380+00, said station being 613.8 feet North and 1815.6 feet West of the Southeast corner of Section 13, Township 39 South, Range 9 East, W.M.; thence South 54° 05' 31" East 631.77 feet; thence on a 1311.97 foot radius curve left (the long chord of which bears South 72° 22' 36.5" East) 837.38 feet; thence North 89° 20' 18" East 519.28 feet to Engineer's center line Station 399+88.43.

The parcel of land to which this description applies contains 0.23 acre, 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 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
398+11	35'	Southerly	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.

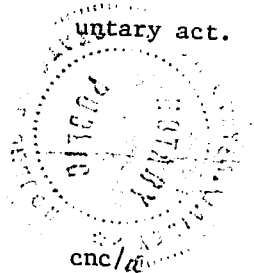
Dated this 6 day of Dec, 1978.

Robert B. Hopkins
Robert B. Hopkins

Virginia E. Hopkins
Virginia E. Hopkins

STATE OF OREGON, County of KLAMATH

Dec. 6, 1978. Personally appeared the above named Robert B. Hopkins and Virginia E. Hopkins, who acknowledged the foregoing instrument to be their voluntary act. Before me:



[Signature]
Notary Public for Oregon

My Commission expires 4-11-80

Ret:

Department of Transportation
Hwy. Division
Transportation Bldg
Salem, Or. 97310

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of XXXXXX
his 22 day of December A. D. 1978 at 9:48 o'clock P. M., and
 duly recorded in Vol. M78, of Deeds on Page 28526

Wm D. MILNE, County Clerk

[Signature]

\$6.00