

10/2/78

Highway Division  
File 50176  
HHS-48 (1)

ORIGINAL

63725

Vol. <sup>m</sup> 71 Page 5390

DEED

KNOW ALL MEN BY THESE PRESENTS, That FRED W. KOEHLER, JR., and HARIL W. NEWTON, partners doing business as MEDICINE MOUNTAIN RANCH, a limited partnership; JON F. ROYLE and CAROL E. ROYLE; ~~CLIFFORD J. EMMICH and EUNITER EMMICH~~, EDWIN REZENDES and ROSA REZENDES, husband and wife, Grantors, do hereby convey unto the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Highway Division, Grantee, the following described property, to wit:

A parcel of land lying in Lot 27 of Section 13, Township 36 South, Range 12 East, W.M., Klamath County, Oregon; the said parcel being that portion of said Lot 27 included in a strip of land variable in width, lying on the Southeasterly side of the center line of the Klamath Falls - Lakeview Highway as said highway has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station 1544+92.10, said station being approximately 535 feet North and 800 feet East of the Southwest corner of Section 13, Township 36 South, Range 12 East, W.M.; thence on a spiral curve left (the long chord of which bears North 54° 04' East) 300 feet; thence on a 954.93 foot radius curve left (the long chord of which bears North 41° 11' 30" East) 229.17 feet; thence on a spiral curve left (the long chord of which bears North 28° 19' East) 300 feet; thence North 25° 19' East 20.39 feet; thence on a spiral curve right (the long chord of which bears North 28° 31' East) 240 feet; thence on a 716.20 foot radius curve right (the long chord of which bears North 62° 34' East) 691.25 feet; thence on a spiral curve right (the long chord of which bears South 83° 23' East) 240 feet; thence South 80° 11' East 21.31 feet; thence on a spiral curve left (the long chord of which bears South 81° 31' East) 200 feet; thence on a 1432.39 foot radius curve left (the long chord of which bears South 84° 51' 30" East) 33.75 feet; thence on a spiral curve left (the long chord of which bears South 88° 12' East) 200 feet to Engineer's center line Station 1569+67.97.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Southeasterly Side of Center Line
1550+21.27		1553+41.66	50 in a straight line to 60
1553+41.66		1555+81.66	60 in a straight line to 55

ALSO that portion of said Lot 27 lying Northwesterly of said center line.

The parcel of land to which this description applies contains 0.06 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.

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

It is understood that Grantors are not receiving any of the consideration being paid by Grantee for the above described property and access rights.

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Dated this 21<sup>st</sup> day of FEBRUARY, 1978.

Fred W. Koehler, Jr., and Haril W. Newton, partners, doing business as Medicine Mountain Ranch, a limited partnership

By Fred W. Koehler, Jr.  
Fred W. Koehler, Jr., partner

By Haril W. Newton  
Haril W. Newton, partner

Jon F. Royle  
Jon F. Royle

Carol E. Royle  
Carol E. Royle

Edwin Rezendes  
Edwin Rezendes

Clifford J. Emmich

Einifred Emmich

Rosa Rezendes

STATE OF OREGON, County of KLAMATH,  
FEBRUARY 21, 1978. Personally appeared the above named Fred W. Koehler, Jr., and Haril W. Newton, partners, doing business as Medicine Mountain Ranch, a limited partnership and acknowledged the foregoing instrument to be their voluntary act.  
Before me:

Sharon Allen  
SHARON ALLEN  
NOTARY PUBLIC - OREGON  
My Commission Expires 10-5-82

Notary Public for California OREGON

My Commission expires 10-5-82

STATE OF OREGON, County of Klamath,  
Nov 29, 1978, 1978. Personally appeared the above named Jon F. Royle and Carol E. Royle, who acknowledged the foregoing instrument to be their voluntary act.  
Before me:

Joseph Stupfel  
Notary Public for Oregon

My Commission expires July 9, 1979

STATE OF California, County of \_\_\_\_\_, 1978. Personally appeared the above named Clifford J. Emmich and Einifred Emmich, who acknowledged the foregoing instrument to be their voluntary act. Before me:

Notary Public for California

My Commission expires \_\_\_\_\_

STATE OF Oregon, County of Klamath,  
December 8, 1978. Personally appeared the above named Edwin Rezendes and Rosa Rezendes, who acknowledged the foregoing instrument to be their voluntary act.  
Before me:

Joseph Stupfel  
Notary Public for Oregon

My Commission expires July 9, 1979

cnc/mf

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of State of Oregon, Dept of Trans.

on 8th day of March A. D. 1979 at 4:33 clock P.M., on

being recorded in Vol. M79, of Deeds on Page 5390

Fee \$6.00

By Wm D. MILNE, County Clerk  
Berntha Shetch