

612-79

Highway Division
File 49668

ORIGINAL

69564

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That PEYTON & CO., an Oregon corporation, Grantor, for the consideration of the sum of Two Thousand and No/100 DOLLARS (\$2,000.00) received, does 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 2 of Section 18, Township 38 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in that deed to Peyton & Co., recorded in Book M-77, Page 5368 of Klamath County Record of Deeds; the said parcel being that portion of said property lying Northwesterly of a line at right angles to the center line of the relocated The Dalles-California Highway at Engineer's Station 82+00 and included in a strip of land variable in width, lying on the Northeasterly side of said center line, which center line is described as follows:

Beginning at Engineer's center line Station 80+00, said station being 1501.8 feet South and 66.6 feet East of the Northeast corner of said Lot 2; thence North 52° 38' West 654.8 feet; thence on a 1909.9 foot radius curve right (the long chord of which bears North 30° 01' West) 1507.8 feet to Engineer's center line Station 101+62.6.

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

Station	to Station	Width on Northeasterly Side of Center Line
82+00	84+50	50 in a straight line to 150
84+50	90+00	150 in a straight line to 180
90+00	90+50	180 in a straight line to 320
90+50	92+00	320 in a straight line to 400
92+00	95+00	400 in a straight line to 380
95+00	96+50	380 in a straight line to 320
96+50	100+00	320 in a straight line to 335
100+00	101+62.6	335 in a straight line to 270

The parcel of land to which this description applies contains 8.0 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 Grantor's remaining real property.

And Grantor does hereby covenant to and with Grantee, its successors and assigns, that it is the owner 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 18th day of June, 1979

PEYTON & CO., an Oregon corporation

By

President

By

Secretary

STATE OF OREGON, County of Klamath

June 18, 1979. Personally appeared C. P. Peyton and Doris A. Peyton, who, being sworn, stated that they are the President and Secretary of grantor corporation and that this instrument was voluntarily signed in behalf of the corporation by authority of its Board of Directors. Before me:

Ralph W. Adams
Notary Public for Oregon

My Commission expires June 4, 1982

jl/mp

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 25th day of June A.D., 19 79 at 2:33 o'clock P M., and duly recorded in Vol. 14975 of Deeds on Page 14975.

FEE \$3.00

WM. D. MILNE, County Clerk

By Bernice A. Lisch Deputy

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