

9955A

RETURN TO  
OREGON STATE HIGHWAY DIVISION  
RIGHT OF WAY SECTION  
STATE HIGHWAY BLDG. ROOM 119  
SALEM, OREGON 97310 WARRANTY DEED

Highway Division  
File 51824, KF-100

ORIGINAL

Vol. 178 Page 3195

KNOW ALL MEN BY THESE PRESENTS, That RICHARD K. NEWMAN and ARLA R. NEWMAN, husband and wife, Grantors, for the consideration of the sum of Eight Hundred and No/100 DOLLARS (\$800.00) received, do hereby convey unto KLAMATH COUNTY, a political subdivision of the State of Oregon, Grantee, the following described property, to wit:

A tract of land situated in the  $W\frac{1}{2}SW\frac{1}{4}NE\frac{1}{4}$  of Section 35, Township 38 South, Range 9 East, W.M., Klamath County, Oregon, being a portion of that tract of land described in Deed Volume M77-867 Klamath County Deed Records, more particularly described as follows:

Beginning at the CN 1/16 corner of said Section 35, from which the  $N\frac{1}{4}$  corner of said Section 35 bears North  $00^{\circ} 16' 09''$  East 1341.27 feet and Engineer's Station 88+90.59 bears North  $00^{\circ} 16' 09''$  East 50.00 feet; thence North  $89^{\circ} 54' 13''$  East 333.63 feet to the Northeast corner of the  $W\frac{1}{2}SW\frac{1}{4}NE\frac{1}{4}$  of said Section 35; thence along the East line of said  $W\frac{1}{2}SW\frac{1}{4}NE\frac{1}{4}$  South  $00^{\circ} 16' 03''$  West 20.00 feet to a point 70.00 feet right of Engineer's Station 92+23.78 Foothill Boulevard; thence South  $89^{\circ} 54' 13''$  West 333.63 feet to the West line of the  $N\frac{1}{4}$  of said Section 35; thence North  $00^{\circ} 16' 09''$  East 20.00 feet to the point of beginning.

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 in the following width:

Hwy. Engr's Sta.	Side of Hwy.	Width	Purpose
90+35	Southerly	35'	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.

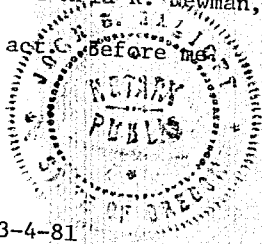
Dated this 1-26 day of 1982, 1982. 1982

Richard K. Newman  
Richard K. Newman

Arla R. Newman  
Arla R. Newman

STATE OF OREGON, County of Deschutes

February 5, 1982. Personally appeared the above named Richard K. Newman and Arla R. Newman, who acknowledged the foregoing instrument to be their voluntary act and deed before me.



[Signature]  
Notary Public for Oregon  
My Commission expires 7-8-85

2018

CLERK OF DISTRICT COURT  
Klamath County, Oregon  
OFFICE OF THE CLERK  
1000 1/2 N. 3rd St.  
Medford, Oregon 97504  
Phone 762-2100

3196

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_  
this 15 day of March A.D. 1982 at 12:02 o'clock P. M., and  
duly recorded in Vol. M 82, of Deeds on Page 3195

No Fee

EVELYN BIEHN, County Clerk  
By Jay McArthur

