

RETURN TO:
KLAMATH COUNTY PUBLIC WORKS
VETERANS MEMORIAL BLDG

Highway Division
File 52163
9B-19-5

47332

WARRANTY DEED

Vol. 185 Page 4700

ORIGINAL

CIRCLE DE LUMBER CO., an Oregon corporation, formerly Francis D. Brown & Son, Inc., Grantor, hereby conveys unto KLAMATH COUNTY, a political subdivision of the State of Oregon, Grantee, the following described property, to wit:

PARCEL 1

A parcel of land lying in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 8, Township 39 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in those deeds to Francis D. Brown and Son, Inc., recorded in Book M-72, Page 12354 and in Book M-75, Page 14711 of Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land 180 feet in width, 100 feet on the Northerly side and 80 feet on the Southerly side of the center line of the South Side Bypass (County Road) which center line is described as follows:

Beginning at Engineer's center line Station 89+32.20, said station being 2926.75 feet North and 433.81 feet West of the Southwest corner of Section 8, Township 39 South, Range 9 East, W.M.; thence on a spiral curve right (the long chord of which bears North 72° 06' East 499.62 feet) 500 feet; thence on a 1909.86 foot radius curve right (the long chord of which bears North 81° 02' 30" East 262.57 feet) 262.78 feet; thence on a spiral curve right (the long chord of which bears North 89° 59' East 499.62 feet) 500 feet; thence South 87° 31' East 705.02 feet to Engineer's center line Station 109+00.

Bearings are based upon the Oregon Co-ordinate System, South Zone.

The parcel of land to which this description applies contains 2.25 acres, more or less.

PARCEL 2

A parcel of land lying in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 8, Township 39 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in that deed to Francis D. Brown and Son, Inc., recorded in Book M-75, Page 14711 of Klamath County Record of Deeds; the said parcel being that portion of said property lying Southwesterly of a line at right angles to the center line of a connection between the South Side Bypass (County Road) and Green Springs Drive and included in a strip of land 50 feet in width, lying on the Southeasterly side of said center line which center line is described as follows:

Beginning at Engineer's center line Station "GSC" 470+98.67, said station being 3100.10 feet North and 139.64 feet East of the Southwest corner of Section 8, Township 39 South, Range 9 East, W.M.; thence North 13° 32' 30" West 111.91 feet; thence on a 358.10 foot radius curve right (the long chord of which bears North 9° 41' 15" East 282.48 feet) 290.36 feet; thence on a spiral curve right (the long chord of which bears North 41° 27' 07" East 159.65 feet) 160 feet; thence North 45° 43' East 339.06 feet to Engineer's center line Station "GSC" 480+00.

ALSO that portion of said property lying Westerly of said center line.

Bearings are based upon the Oregon Co-ordinate System, South Zone.

The parcel of land to which this description applies contains 0.13 acre, more or less.

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TOGETHER WITH all abutter's rights of access between the right of way of the public way identified as the South Side By-Pass (County Road) and all of Grantor's remaining real property, EXCEPT, however,

Reserving for the service of Grantor's 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
100+00	Southerly	35 feet	Unrestricted

Grantor hereby covenants to and with Grantee, its successors and assigns, that it is the owner of the said property which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the property herein conveyed and the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

The true and actual consideration received by Grantor for this conveyance is \$35,490.00.

Dated this 20 day of Feb, 1985.

CIRCLE DE LUMBER CO.

By Daniel G Brown
President

By Florence Brown
Secretary

STATE OF OREGON, County of Klamath

Feb 20, 1985. Personally appeared Daniel G Brown and Florence Brown, who, being sworn, stated that they are the President and Secretary of Circle De Lumber Co., formerly Francis D. Brown & Son, Inc., and that this instrument was voluntarily signed in behalf of the corporation by authority of its Board of Directors. Before me:

Willen D. Jensen
Notary Public for Oregon
My Commission expires 12-31-1986

STATE OF OREGON,
County of Klamath)
Filed for record at request of

1-25-85
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np/ll

on this 1st day of April A.D. 19 85
at 2:03 o'clock P M, and duly
recorded in Vol. M85 of Deeds
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EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee None