

51010

RETURN TO
COUNTY ENGINEERS OFFICE
VETERANS MEMORIAL BLDG

Highway Division
File 52161
9B-19-5

ORIGINAL

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WARRANTY DEED

REAMES GOLF & COUNTRY CLUB, an Oregon corporation, Grantor, hereby conveys 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 SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7 and the 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 Reames Golf and Country Club, recorded in Book 73, Page 242; Book 248, Page 243; Book 240, Page 66 and Book M-69, Page 8863 of Klamath County Record of Deeds; the said parcel being that portion of said property lying Easterly of that property described in those deeds to the State of Oregon, by and through its State Highway Commission, recorded in Book M-68, Page 4194 and Book M-68, Page 1184 of Klamath County Record of Deeds and 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 792.38 feet to Engineer's center line Station 109+87.36 Back equals "L5" 109+87.36 Ahead; thence on a spiral curve right (the long chord of which bears South 86° 31' East 299.96 feet) 300 feet; thence on a 2864.79 foot radius curve right (the long chord of which bears South 76° 45' 30" East 773.46 feet) 775.83 feet; thence on a spiral curve right (the long chord of which bears South 67° East 299.96 feet) 300 feet; thence South 66° East 636.81 feet to Engineer's center line Station "L5" 130+00.

ALSO that portion of said property lying Southerly of said strip of land; Easterly of said State of Oregon property and Westerly of the following described line:

Beginning at a point opposite and 80 feet Southerly of Engineer's Station 92+00 on said center line; thence Southerly in a straight line to a point opposite and 540 feet Easterly of Engineer's Station 236+50 on the center line of the relocated The Dalles-California Highway which center line is described in said State of Oregon deeds.

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

The parcel of land to which this description applies contains 1.38 acres, more or less.

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
109+00	Southerly	40 feet	Unrestricted

Grantor hereby covenants to and with Grantee, its successors and assigns, that it is the owner of said property which is free from all encumbrances, except for

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easements, conditions, and restrictions of record, and will warrant and defend the same from all lawful claims whatsoever, except as stated herein.

The true and actual consideration received by Grantor for this conveyance is \$4,500.00.

Dated this 24th day of June, 1985.

REAMS GOLF & COUNTRY CLUB

By James Johnson
President

By Paul S. Knox
Secretary

STATE OF OREGON, County of Klamath

June 24,, 1985. Personally appeared James Johnson and Paul Knox, who, being sworn, stated that they are the President and Secretary of Reames Golf & County Club and that this instrument was voluntarily signed in behalf of the corporation by authority of its Board of Directors. Before me:

R. E. Leavitt
Notary Public for Oregon

My Commission expires 4/6/89



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..
this 12th day of July A.D. 19 85 at 3:20 o'clock P M., and
duly recorded in Vol. M85, of Deeds on Page 11037

By Evelyn Biehn EVELYN BIEHN, County Clerk

No Fee