

53991

RETURN TO: RETURN TO  
OREGON STATE HIGHWAY DIVISION  
COUNTY ENGINEER SECTION  
VETERANS MEMORIAL BLDG COM 119  
SALEM, OREGON 97310

Highway Division  
File 52165  
9B-19-5

WARRANTY DEED

Vol. M85 Page 16038

ORIGINAL

THOMAS ASSOCIATES, INC., an Oregon corporation, Grantor, hereby conveys unto Klamath County, a political subdivision of the State of Oregon, Grantee, fee title to the following described property, to wit:

## PARCEL 1

A parcel of land lying in the SW $\frac{1}{4}$  of Section 8, Township 39 South, Range 9 East, W.M., Klamath County Oregon and being a portion of that property designated as Parcel 1 and described in that deed to Thomas Associates Inc., recorded in Book M-80, Page 14316 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 1.95 acres, more or less.

## PARCEL 2

A parcel of land lying in the SW $\frac{1}{4}$  of Section 8, Township 39 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property designated as Parcel 1 and described in that deed to Thomas Associates, Inc., recorded in Book M-80, Page 14316 of Klamath County Record of Deeds; the said parcel being that portion of said property lying Southerly of a line parallel with and 80 feet Southerly of the center line of the South Side Bypass (County Road) which center line is described in Parcel 1.

The parcel of land to which this description applies contains 0.95 acre, 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 Bypass (County Road) and all of Grantor's remaining real property.

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 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 \$30,740.00.

Dated this 29 day of August, 1985.

THOMAS ASSOCIATES, INC.

By Shirley A. Thomas  
President

By \_\_\_\_\_  
Secretary

16039

STATE OF OREGON, County of Klamath

29 Aug., 1985. Personally appeared Theresa Thomas and \_\_\_\_\_, who, being sworn, stated that they are the President and Secretary of Thomas Associates, Inc., and that this instrument was voluntarily signed in behalf of the corporation by authority of its Board of Directors. Before me:

Neil Cochran  
Notary Public for Oregon

My Commission expires 3-18-87

8-22-85  
Page 2 - WD  
np/np

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 2nd day  
of October A.D., 19 85 at 4:00 o'clock P M., and duly recorded in Vol. M85  
of Deeds on Page 16038

FEE NONE

Evelyn Biehn  
By \_\_\_\_\_

County Clerk

Pam Smith