

76968

K-38793

WARRANTY DEED

BARBARA JEAN TOOLE, Grantor, hereby conveys unto the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Highway Division, Grantee, fee title to the following described property, to wit:

A parcel of land lying in Lots 17, 24 and 25 of Section 28, Township 35 South, Range 7 East, W.M., Klamath County, Oregon; the said parcel being that portion of said lots lying Southerly of that property described in that deed to McAuliffe Ranches Inc., recorded in Book M-65, Page 2223 of Klamath County Record of Deeds; Northerly of that property described in that deed to Dale Armin Jones and Judy Lavonne Jones, recorded in Book M-84, Page 8583 of Klamath County Record of Deeds and included in a strip of land 55 feet in width, lying on the Easterly side of the center line of the relocated The Dalles-California Highway which center line is described as follows:

Beginning at Engineer's center line Station 1150+00, said station being 2749.19 feet South and 213.39 feet West of the Northeast corner of Section 33, Township 35 South, Range 7 East, W.M.; thence North 9° 32' West 12,465.19 feet to Engineer's center line Station 1274+65.19.

Bearings are based on Oregon State Highway Division Survey. See Drawing No. 5B-18-23, dated July, 1938.

The parcel of land to which this description applies contains 0.14 acre, more or less, outside of the existing right of way.

TOGETHER WITH all abutter's rights of access between the above described parcel and Grantor's remaining real property, EXCEPT, however,

Reserving access rights for the service of Grantor's remaining property, to and from said remaining property to the abutting highway right of way at the following place, in the following width, and for the following purpose:

Hwy. Engr's Sta.	Side of Hwy.	Width	Purpose
1189+00	East	35 Ft.	Unrestricted
1199+00	East	35 Ft.	Unrestricted

Grantor hereby covenants to and with Grantee, its successors and assigns, that she 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.

Highway Division  
File 56667  
9B-26-22

12574

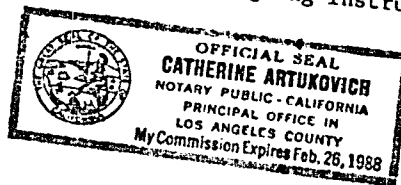
The true and actual consideration received by Grantor for this conveyance is  
\$ 3,175.00.

Dated this 6<sup>th</sup> day of July, 1987.

Barbara Jean Toole  
Barbara Jean Toole

CALIFORNIA  
STATE OF ~~OREGON~~, County of Los Angeles  
July 06

, 1987. Personally appeared the above named Barbara Jean  
Toole, who acknowledged the foregoing instrument to be her voluntary act. Before me:



Catherine Artukovich  
Notary Public for ~~Oregon~~ California  
My Commission expires 02-26-88

6-15-87  
Page 2 - WD  
slb/ hy

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company  
of July A.D., 19 87 at 2:28 o'clock P M., and duly recorded in Vol. M87 day  
of Deeds on Page 12573.

FEE \$14.00

Evelyn Biehn,  
By Ram Smith County Clerk