

ORIGINAL

aka Coralie C. Nelson

WARRANTY DEED

CORALIE NELSON and **JOHN WADE NELSON**, Grantors, hereby convey unto the **STATE OF OREGON**, by and through its **DEPARTMENT OF TRANSPORTATION, Highway Division**, Grantee, fee title to the following described property, to wit:

PARCEL 1

A parcel of land lying in Lots 14 and 41 of Section 21, Township 35 South, Range 7 East, W.M., Klamath County, Oregon; the said parcel being that portion of said lots lying Northwesterly of the Williamson River; Southwesterly of that property described in that contract to James S. Say and Gloria Ann Say, recorded in Book M-80, Page 11869 of Klamath County Record of Deeds and included in a strip of land variable in width, lying on the Westerly 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.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Westerly Side of Center Line
1265+00		1270+00	
1270+00		1272+00	120 in a straight line to 85
1272+00		1274+00	85
			85 in a straight line to 65

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 0.41 acre, more or less, outside of the existing right of way.

PARCEL 2

A parcel of land lying in Lot 3 of Section 21, Township 35 South, Range 7 East, W.M., Klamath County, Oregon and being a portion of that property designated as Parcel 1 and described in that deed to Coralie Nelson and John Wade Nelson, recorded in Book M-83, Page 19634 of Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Northwesterly side of the center line of the Crater Lake Highway as

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said highway has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station "B" 1274+65.19, said station being 1084.52 feet South and 408.41 feet East of the North quarter corner of Section 21, Township 35 South, Range 7 East, W.M.; thence North $9^{\circ} 32'$ West 251.78 feet; thence on a spiral curve left (the long chord of which bears North $10^{\circ} 12'$ West 399.98 feet) 400 feet; thence on a 5729.58 foot radius curve left (the long chord of which bears North $19^{\circ} 10' 55.5''$ West 1525.21 feet) 1529.75 feet; thence on a spiral curve left (the long chord of which bears North $28^{\circ} 09' 51''$ West 399.98 feet) 400 feet to Engineer's center line Station "B" 1300+46.72.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Northwesterly Side of Center Line
"B"1277+16.97		"B"1283+00	65 in a straight line to 50

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 660 square feet, more or less.

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

Reserving access rights for the service of Grantors' 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
"B" 1279+78	West	35 Ft.	Unrestricted

Grantors hereby covenant to and with Grantee, its successors and assigns, that they are the owners 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.

11040

Highway Division
File 55390
9B-26-22

The true and actual consideration received by Grantors for this conveyance is
\$ 8,450.⁰⁰/₁₀₀.

Dated this Nov day of 27th, 1987.

Coralie B. Nelson
Coralie Nelson

John Wade Nelson
John Wade Nelson

STATE OF OREGON, County of Klamath

November 27, 1987. Personally appeared the above named Coralie C. Nelson
who acknowledged the foregoing instrument to be her voluntary act. Before me:

William K. Kalita
Notary Public for Oregon

My Commission expires 12/25/88.

STATE OF OREGON, County of Klamath

November 27, 1987. Personally appeared the above named John Wade Nelson,
who acknowledged the foregoing instrument to be his voluntary act. Before me:

William K. Kalita
Notary Public for Oregon

My Commission expires 12/25/88.

Return: Zamsky & Belcher
601 Main St. #204
Klamath Falls, Or. 97601

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Page 3 - WD
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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Zamsky & Belcher
of July A.D., 19 88 at 2:45 o'clock P. M., and duly recorded in Vol. M88
of Deeds on Page 11038.

FEE \$18.00

Evelyn Biehn County Clerk

By Pauline Mullenbach