

98510

RETURN TO
OREGON HIGHWAY DIVISION
RIGHT OF WAY SECTION
119 TRANSPORTATION BLDG.
SALEM, OREGON 97310

Vol. m89 Page 5192

Highway Division
File 57747
Map No. 9B-32-1

K-40 9167
WARRANTY DEED

GERALD D. FITZGERALD and TERESA ANN FITZGERALD, husband and wife, Grantors,
hereby convey unto the **STATE OF OREGON**, by and through its **DEPARTMENT OF TRANS-**
PORTATION, Highway Division, Grantee, fee title to the following described property,
to wit:

A parcel of land lying in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 27, Township 39 South, Range 8 East, W.M., Klamath County, Oregon and being a portion of that property described in that deed to Gerald D. and Teresa Ann Fitzgerald, recorded in Book M-81, Page 7315 of Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land 40 feet in width, lying on the Southeasterly side of the center line of the Green Springs Highway as said highway has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station 166+76.11, said station being 2087.46 feet South and 1351.25 feet West of the East quarter corner of Section 28, Township 39 South, Range 8 East, W.M.; thence North 68° 26' 16" East 372.28 feet; thence on a spiral curve left (the long chord of which bears North 66° 26' 17" East 199.90 feet) 200 feet; thence on a 954.93 foot radius curve left (the long chord of which bears North 57° 37' 15" East 292.74 feet) 293.90 feet; thence on a spiral curve left (the long chord of which bears North 40° 48' 13" East 199.90 feet) 200 feet; thence North 38° 48' 14" East 3688.91 feet; thence on a spiral curve right (the long chord of which bears North 40° 08' 14" East 399.91 feet) 400 feet; thence on a 2864.79 foot radius curve right (the long chord of which bears North 44° 19' 09" East 151.51 feet) 151.53 feet; thence on a spiral curve right (the long chord of which bears North 48° 30' 04" East 399.91 feet) 400 feet; thence North 49° 50' 04" East 2112.37 feet to Engineer's center line Station 244+95.10.

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

The parcel of land to which this description applies contains 0.01 acre, more or less.

TOGETHER WITH all abutter's rights of access between the relocated Green Springs Highway 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 at the following place_, in the following width_ and for the following purpose_:

Hwy. Engr's Sta.	Side of Hwy.	Width	Purpose
229+53	SOUTH	35 FT.	UNRESTRICTED
230+80	SOUTH	35 FT.	UNRESTRICTED

89 MAR 20 PM 3 48

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Grantors hereby covenant to and with Grantee, its successors and assigns, that they are the owners of said property which is free from encumbrances except for easements, conditions, and restrictions of record, and will warrant the same from all lawful claims whatsoever, except as stated herein.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration received by Grantors for this conveyance is

\$ 200.

Dated this 8TH day of march, 1989.

Gerald D. Fitzgerald
Gerald D. Fitzgerald

Teresa Ann Fitzgerald
Teresa Ann Fitzgerald

STATE OF OREGON, County of Klamath

9 march, 1989. Personally appeared the above named Gerald D.

Fitzgerald and Teresa Ann Fitzgerald, who acknowledged the foregoing instrument to be their voluntary act. Before me:

Samuel H. Ralfe
Notary Public for Oregon

My Commission expires 3-10-90

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co.
on this 28th day of March A.D., 1989
at 3:48 o'clock PM. and duly recorded
in Vol. M89 of Deeds Page 5192
Evelyn Biehn County Clerk
By Doreen M. ...

Deputy.

Fee, \$13.00

2-24-89
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