

98512

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

Highway Division
File 57766
Map No. 9B-32-1

ORIGINAL

K-40986
WARRANTY DEED

Vol. m89. Page 5196

PAUL BREITENSTEIN, 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 the SE $\frac{1}{4}$ of Section 14, Township 39 South, Range 8 East, W.M., Klamath County, Oregon and being a portion of that property described in that deed to Paul Breitenstein, recorded in Book M-68, Page 8180 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 Green Springs Highway as said highway has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station 223+82.73, said station being 623.65 feet South and 224.28 feet West of the North quarter corner of Section 27, Township 39 South, Range 8 East, W.M.; thence North 49° 50' 04" East 2112.37 feet; thence on a spiral curve left (the long chord of which bears North 48° 53' 49" East 374.96 feet) 375 feet; thence on a 3819.72 foot radius curve left (the long chord of which bears North 45° 11' 32.5" East 243.90 feet) 243.94 feet; thence on a spiral curve left (the long chord of which bears North 41° 29' 16" East 374.96 feet) 375 feet; thence North 40° 33' 01" East 503.74 feet; thence on a spiral curve left (the long chord of which bears North 39° 53' 01" East 399.98 feet) 400 feet; thence on a 5729.58 foot radius curve left (the long chord of which bears North 38° 13' 13" East 66 feet) 66 feet; thence on a spiral curve left (the long chord of which bears North 36° 33' 25" East 399.98 feet) 400 feet; thence North 35° 53' 25" East 450.23 feet; thence on a spiral curve right (the long chord of which bears North 36° 43' 25" East 399.97 feet) 400 feet; thence on a 4583.66 foot radius curve right (the long chord of which bears North 46° 22' 26.5" East 1273.27 feet) 1277.40 feet; thence on a spiral curve right (the long chord of which bears North 56° 01' 28" East 399.97 feet) 400 feet; thence North 56° 51' 28" East 2944.83 feet; thence on an 11,459.16 foot radius curve left (the long chord of which bears North 56° 25' 41" East 171.89 feet) 171.89 feet; thence North 55° 59' 54" East 1795.06 feet to Engineer's center line Station 342+98.19.

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
316+00		322+00	70 in a straight line to 40
322+00		325+03.13	40
325+03.13		326+50	40 in a straight line to 50

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

The parcel of land to which this description applies contains 0.06 acre, more or less.

TOGETHER WITH all abutter's rights of access between the relocated Green Springs Highway 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 at the following place, in the following width and for the following purpose:

Hwy. Engr's Sta.	Side of Hwy.	Width	Purpose
324+37	North	35 Ft.	Unrestricted
322+95	North	35 Ft.	Unrestricted

Grantor hereby covenants to and with Grantee, its successors and assigns, that he is the owner 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 Grantor for this conveyance is

\$ 250.00.

Dated this 8th day of march, 1989.

Paul Breitenstein
Paul Breitenstein

STATE OF OREGON, County of Klamath

8 March, 1989. Personally appeared the above named Paul

Breitenstein, who acknowledged the foregoing instrument to be his voluntary act.

Before me:

Kenneth h Roife
Notary Public for Oregon
My Commission expires 3-8-89

2-16-89
Page 2 - WD
ael/mlp

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 28th day of March A.D., 19 89 at 3:48 o'clock PM., and duly recorded in Vol. M89 of Deeds on Page 5196.

FEE \$13.00

Evelyn Biehn, County Clerk

By Dorine Mulder