

99057

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

Vol. 1187 Page 6301
Highway Division
File 57751
Map No. 9B-32-1

WARRANTY DEED

K-40971

ALBERT R. KLEPPER and CAROL JEAN KLEPPER, husband and wife, 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:

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 those deeds to Albert R. and Carol Jean Klepper in Book M-67, Page 807 and in Book M-65, Page 1775 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 0.02 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

232+63

South

35 ft.

Unrestricted

APR 13 PM 3 46

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.

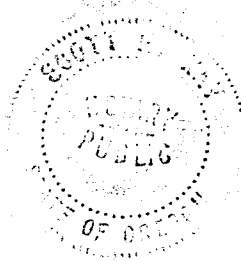
The true and actual consideration received by Grantors for this conveyance is \$ 250.

Dated this 9 day of March, 1989.

Albert R. Klepper
Albert R. Klepper

Carol Jean Klepper
Carol Jean Klepper

STATE OF OREGON, County of Klamath, 1989. Personally appeared the above named Albert R. Klepper and Carol Jean Klepper, who acknowledged the foregoing instrument to be their voluntary act. Before me:



Edward E. Day
Notary Public for Oregon
My Commission expires 6-21-92

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.
on this 13th day of April A.D. 19 89
at 3:46 o'clock PM. and duly recorded
in Vol. M89 of Deeds Page 6301
By Evelyn Biehn County Clerk
By Pauline Mullens Deputy.
Fee, \$13.00