

99245

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

Highway Division  
File 57756  
Map No. 9B-32-1

ORIGINAL

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K-40976  
WARRANTY DEED

MARIANNA B. BRIDGES and JERRY D. BRIDGES wife and husband, and CHARLES W. KERR, JR. and ANITA G. KERR, 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 NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 22, Township 39 South, Range 8 East, W.M., Klamath County, Oregon and being a portion of that property described in that contract to Charles W. Kerr, Jr. and Anita G. Kerr, recorded in Book M-86, Page 13376 of Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land 50 feet in width, lying on the Northwestern 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 to Engineer's center line Station 273+09.01.

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

The parcel of land to which this description applies contains 0.15 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
263+18	North	35 feet	unrestricted

89 APR 20 AM 9 13

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

\$ 1,450.00.

Dated this 29<sup>th</sup> day of MARCH, 1989.

Marianna B. Bridges  
Marianna B. Bridges

Jerry D. Bridges  
Jerry D. Bridges

Charles W. Kerr, Jr.  
Charles W. Kerr, Jr.

Anita G. Kerr  
Anita G. Kerr

STATE OF OREGON, County of Klamath

March 30, 1989. Personally appeared the above named Marianna B. Bridges and Jerry D. Bridges, who acknowledged the foregoing instrument to be their voluntary act. Before me:

Franklin P. King  
Notary Public for Oregon  
My Commission expires 12/20/92

STATE OF OREGON, County of Klamath

March 29, 1989. Personally appeared the above named Charles W. Kerr, Jr., who acknowledged the foregoing instrument to be his voluntary act. Before me:

Franklin P. King  
Notary Public for Oregon  
My Commission expires 12/20/92

STATE OF OREGON, County of Klamath

March 29, 1989. Personally appeared the above named Anita G. Kerr, who acknowledged the foregoing instrument to be her voluntary act. Before me:

Franklin P. King  
Notary Public for Oregon  
My Commission expires 12/20/92

2-27-89  
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ael/ mlp



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 20th day of April A.D., 19 89 at 9:13 o'clock A.M., and duly recorded in Vol. M89 of Deeds on Page 6658

Evelyn Biehn County Clerk

FEE \$13.00

By Doreen Muehlendare