

99499

RETURN TO
OREGON HIGHWAY DIVISION
RIGHT OF WAY SECTION
115 INDEPENDENCE BLDG.
SALEM, OREGON 97310

Vol. m89 Page 7064

Highway Division
File 57752
Map No. 9B-32-1

WARRANTY DEED

Ble. K-40972
D. E. COLWELL and BARBARA ^{B.} COLWELL, who took title as Barbara D. Colwell,

and ELSIE E. PASSIEN, husband and wife, and ERNOLD R. PASSIEN
and ELSIE E. PASSIEN, 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 Sections 22 and 27, Township 39 South,
Range 8 East, W.M., Klamath County, Oregon and being a portion of that
property described in that contract to Renold R. and Elsie E. Passien,
recorded in Book M-71, Page 10136 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 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 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.

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

Station	to	Station	Width on Southeasterly Side of Center Line
229+20		240+00	40
240+00		242+00	40 in a straight line to 60
242+00		252+00	60

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

The parcel of land to which this description applies contains 0.35
acre, more or less, outside of the existing right of way.

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 places, in the following widths and for the following purposes:

Rwy. Engr's Sta.	Side of Hwy.	Width	Purpose
234+85	South	35 feet	Unrestricted
238+10	South	35 feet	Unrestricted
239+20	South	35 feet	Unrestricted

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

\$ 7,875.00.

Dated this 28 day of March, 1989.

D. E. Colwell
D. E. Colwell

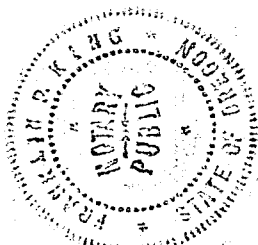
Renold R. Passien
Renold R. Passien

Barbara B. Colwell
Barbara B. Colwell

Elsie E. Passien
Elsie E. Passien

STATE OF OREGON, County of Klamath

March 28, 1989. Personally appeared the above named D. E. Colwell and Barbara B. Colwell, who acknowledged the foregoing instrument to be their voluntary act. Before me:



Franklin P. King
Notary Public for Oregon
My Commission expires 12/30/92

7066

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STATE OF OREGON, County of Klamath
March 28, 1989. Personally appeared the above named Renold R. Passien
and Elsie E. Passien, 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

2-24-89
Page 3 - WD
ael/mly

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 26th day
of April A.D., 19 89 at 2:16 o'clock P.M., and duly recorded in Vol. M89
of Needs on Page 7064.
FEE \$18.00
By Evelyn Biehn County Clerk
By Pauline Mullendare