

99795

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

Vol. 289 Page 7655

Highway Division
File 57613
9B-31-17

Aspen 32366

WARRANTY DEED

ORIGINAL

CAVENHAM FOREST INDUSTRIES, INC., a Delaware corporation, 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:

PARCEL 1

A parcel of land lying in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and in the SE $\frac{1}{4}$ of Section 12 and in the E $\frac{1}{2}$ of Sections 13, 24 and 25, Township 29 South, Range 7 East, W.M. and in Lots 2, 3 and 4 of Section 7 and in Lots 1, 2 and 3 of Section 18 Township 29 South, Range 8 East, W.M., Klamath County, Oregon; the said parcel being that portion of said subdivisions included in a strip of land 300 feet in width, 150 feet on each side of the center line of the relocated The Dalles-California Highway which center line is described as follows:

Beginning at Engineer's center line Station 1235+00, said station being 4357.66 feet North and 17.72 feet East of the Southeast corner of Section 12, Township 29 South, Range 7 East, W.M.; thence South 1° 30' 17" West 20,500 feet to Engineer's center line Station 1440+00.

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

The parcel of land to which this description applies contains 85.1 acres, more or less, outside of the existing right of way.

PARCEL 2

A parcel of land lying in the E $\frac{1}{2}$ of Section 36, Township 29 South, Range 7 East, W.M. and in the E $\frac{1}{2}$ of Section 1 and in the E $\frac{1}{4}$ NE $\frac{1}{4}$ and in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12, Township 30 South, Range 7 East, W.M., Klamath County, Oregon; the said parcel being that portion of said subdivisions included in a strip of land 300 feet in width, 150 feet on each side of the center line of the relocated the The Dalles-California Highway which center line is described as follows:

Beginning at Engineer's center line Station 1435+00, said station being 15,635.43 feet South and 507.47 feet West of the Southeast corner of Section 12, Township 29 South, Range 7 East, W.M.; thence South 1° 30' 17" West 5686.07 feet; thence South 1° 29' 12" West 9294.82 feet to Engineer's center line Station 1584+80.89.

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

The parcel of land to which this description applies contains 53.7 acres, more or less, outside of the existing right of way.

PARCEL 3

A parcel of land lying in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12 and in the E $\frac{1}{2}$ of Section 13, Township 30 South, Range 7 East, W.M., Klamath County, Oregon; the said parcel being that portion of said subdivisions lying Northerly of a line at right angles to the center line of the relocated The Dalles-California Highway at Engineer's Station 1639+98.48 and included in a strip of land 300 feet in width, 150 feet on each side of said center line which center line is described as follows:

Beginning at Engineer's center line Station 1581+00, said station being 30,230.47 feet South and 888 feet West of the Southeast corner of Section 12, Township 29 South, Range 7 East, W.M.; thence South 1° 29' 12" West 380.89 feet to Engineer's center line Station 1584+80.89 Back equals 1585+00 Ahead; thence South 1° 28' 37" West 5600 feet to Engineer's center line Station 1641+00.

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

The parcel of land to which this description applies contains 12.8 acres, more or less, outside of the existing right of way.

TOGETHER WITH all abutter's rights of access between the above-described parcels 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
1283+20	Easterly		
1297+00	Westerly	35 feet	unrestricted
1386+00	Westerly	35 feet	unrestricted
1463+80	Easterly	35 feet	unrestricted
1551+30	Westerly	35 feet	unrestricted
1552+25	Easterly	35 feet	unrestricted
1569+50	Easterly and Westerly	35 feet	unrestricted

Grantor hereby covenants to and with Grantee, its successors and assigns, that it 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.

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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 \$ 39,000.00 .

Dated this 10th day of MARCH, 1989.

CAVENHAM FOREST INDUSTRIES, INC.

By R.A. Carson
Vice - President

By W.B. Freek
Secretary

STATE OF OREGON, County of MULTNOMAH

MARCH 10, 1989. Personally appeared R.A. Carson and W.B. Freek, who, being sworn, stated that they are the ^{Vice, Vice} President and Secretary of Cavenham Forest Industries, Inc., a Delaware corporation, and that this instrument was voluntarily signed in behalf of the corporation by authority of its Board of Directors. Before me:

H. R. Rull
Notary Public for Oregon

My Commission expires 9-8-89

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Aspen Title Co.
on this 4th day of May A.D., 19 89
at 10:37 o'clock A. M. and duly recorded
in Vol. M89 of Deeds Page 7655.
Evelyn Biehn County Clerk
By Darlene Mulendore

Deputy.

Fee, \$18.00