

4288

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

Vol. m89 Page 15755
Highway Division
File 57759
Map No. 9B-32-1

K-40979
WARRANTY DEED

REUBEN A. TALBOT and ELLA MAY TALBOT, 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 NE1/4 of Section 23, Township 39 South, Range 8 East, W.M., Klamath County, Oregon and being a portion of that property described in that deed to Reuben A. and Ella May Talbot, recorded in Book 233, Page 209 of Klamath County Record of Deeds and a portion of that property described in that deed to R. A. and Ella May Talbot, recorded in Book 208, Page 429 of Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land 35 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 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.

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 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
299+10	SOUTH	35 FEET	UNRESTRICTED

JOINT APPROACH WITH FILE 57760 MURRAY,

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 \$ 23,500 RT. E.I.

Dated this 8th day of JUNE, 1989.

Reuben A. Talbot
Reuben A. Talbot

Ella May Talbot
Ella May Talbot

STATE OF OREGON, County of Klamath

June 8, 1989. Personally appeared the above named Reuben A. Talbot, who acknowledged the foregoing instrument to be his voluntary act. Before me:

Samuel H. Rolfe
Notary Public for Oregon
My Commission expires 3/16-90

STATE OF OREGON, County of Klamath

June 8, 1989. Personally appeared the above named Ella May Talbot, who acknowledged the foregoing instrument to be her voluntary act. Before me:

Samuel H. Rolfe
Notary Public for Oregon
My Commission expires 3/16-90

3-6-89
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ael/mlp

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 23rd day of Aug. A.D., 19 89 at 3:01 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 15755.

FEE \$13.00

Evelyn Biehn
County Clerk

By Pauline Muelin