GETURN TO OHEGON'STATE/HIGHWAY DIVISION RIGHT OF WAY SECTION 417 TRANSPORTATION BLDG. SALEM, OREGON 97310

ASPEN 32879

Vol. MD Page 2680

Highway Division

Map No. 9B-31-21

File 58031

ORIGINAL

## WARRANTY DEED

TRAIN HOUNTAIN, INC., an Oregon 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:

A parcel of land lying in Lot 12 of Section 4, Township 35 South, Range 7 East, W.M., Klamath County, Oregon; the said parcel being that portion of said lot lying Southerly of Chiloquin Market Road (County Road) and included in a strip of land variable in width, lying on the Westerly 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 3125+00, said station being 1288.13 feet South and 1086.50 feet East of the North quarter corner of Section 4, Township 35 South, Range 7 East, W.M.; thence South 6° 29' 28" West 519.89 feet; thence on a spiral curve left (the long chord of which bears South 6° 21' 58" West 250 feet) 250 feet; thence on a 19,098.59 foot radius curve left (the long chord of which bears South 5° 43' 33" West 260.18 feet) 260.19 feet; thence on a spiral curve left (the long chord of which bears South 5° 05' 08" West 250 feet) 250 feet; thence South 4° 57' 38" West 6419.92 feet to Engineer's center line Station 3202+00.

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

Station to Station

Width on Westerly Side of Center Line

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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 0.12 acre, more or less, outside of the existing right of way.

TOGETHER WITH all abutter's rights of access between the relocated The Dalles-California Highway 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\_:

7-20-89

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Highway Division File 58031 Map No. 9B-31-21

Hwy. Engr's Sta.

Width

Purpose

2681

Access to county road

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.

Side of Hwy.

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

\$ \_\_\_\_\_750 Dated this 7th day of Decomber, 1989. TRAIN HOURTAIN. INC. Pres California STATE OF ORECOR, County of San Francisco DEC 0 7 1989, 198 ... Personally appeared Queetin L. Sreen , who, being sworn, stated that they are the President and Secretary of Train Mountain, Inc., and that this instrument was voluntarily signed in behalf of the corporation by authority of its Board of Directors. Before me: OFFICIAL SEAL () *I\_\_\_* H UCU JOHN H CUTLER Notary Aublic for Oregon California My Commission expires MAR 27 1992 SAN FRANCISCO COUNTY My comm. expires MAR 27, 1992 7-20-89 Page 2 - W ael/ mly STATE OF OREGON: COUNTY OF KLAMATH: 55 Aspen Title Co. Filed for record at request of \_\_\_\_\_ A D, 19 90 at 4:02 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 2680 of \_\_\_\_\_ day Evelyn Biehn . County Clerk FEE \$33.00 By Queene Mulindere