

11484

ASPED 32881

WARRANTY DEED

LORI CALMELL, Conservator of the Estate of John Robert Sullivan, a minor;
PHYLLIS JACKSON and **PHILLIP JACKSON**, 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 Lots 17 and 21 of Section 4, Township 35 South, Range 7 East, W.M., Klamath County, Oregon and being a portion of that property described in that deed to Thurman J. Jackson, recorded in Book M-69, Page 9656 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 Easterly 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 Easterly Side of Center Line
3135+00		3141+00	70
3141+00		3148+00	70 in a straight line to 100

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

The parcel of land to which this description applies contains 0.22 acre, more or less, outside of the existing right of way.

TOGETHER WITH all abutter's rights of access between the above-described parcel 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_:

Highway Division
File 58033
Map No. 9B-31-21

Hwy. Engr's Sta.
3140+05

Side of Hwy.
East

Width
35 Ft.

Purpose
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 \$ 3,100.00.

Dated this 24 day of January, 1990.

Lori Calmell
LORI CALMELL, Conservator of the
Estate of John Robert Sullivan,
a minor

Phyllis Jackson
Phyllis Jackson

Phillip Jackson
Phillip Jackson

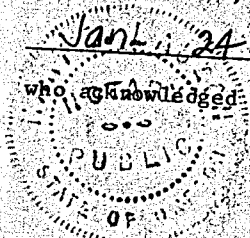
STATE OF OREGON, County of Klamath

8 February, 1990. Personally appeared the above named Lori Calmell, who executed the foregoing instrument as Conservator of the Estate of John Robert Sullivan, a minor, and acknowledged the foregoing instrument to be her voluntary act.
Before me:

Melvin D. Bergman
Notary Public for Oregon
My Commission expires 8/8/92

STATE OF OREGON, County of Lane

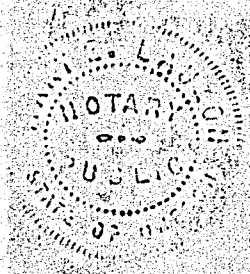
Jan. 24, 1990. Personally appeared the above named Phyllis Jackson,
who acknowledged the foregoing instrument to be her voluntary act. Before me:



Mary E. Langon
Notary Public for Oregon
My Commission expires 12-19-92

STATE OF OREGON, County of Lane

Jan. 24, 1990. Personally appeared the above named Phillip Jackson,
who acknowledged the foregoing instrument to be his voluntary act. Before me:



Mary E. Langon
Notary Public for Oregon
My Commission expires 12-19-92

7-7-89

Page 3 - WD

ael/mlp

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 20th day
of Feb. A.D. 19 90 at 10:58 o'clock A.M., and duly recorded in Vol. M90
of Deeds on Page 3228

FEE \$38.00

Evelyn Biehn County Clerk
By Pauline Muelken