

13773

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

Vol. M90 Page 7303
Highway Division
File 6050-042
9B-34-14

ORIGINAL

ASPEN 34377
WARRANTY DEED

FRED KOEHLER and ~~ALICE D. KOEHLER~~; BRUCE T. MULVANY and SHARON KAY MULVANY, Grantors,

convey unto the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Highway Division, Grantee, fee title to the following described property:

A parcel of land lying in the SE~~1~~⁴ of Section 21, Township 34 South, Range 7 East, W.M., Klamath County, Oregon; the said parcel being that portion of said SE~~1~~⁴ described in that contract to Bruce T. Mulvany and Sharon Kay Mulvany recorded in Book M-78, Page 19081 of Klamath County Record of Deeds and included in a strip of land 110 feet 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 2942+98.43, said station being 1014.12 feet North and 368.64 feet West of the Southeast corner of Section 16, Township 34 South, Range 7 East, W.M.; thence South 2° 47' 55" West 9599.37 feet to Engineer's center line Station 3038+97.80.

The parcel of land to which this description applies contains 1.21 acres, 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:

Hwy. Engr's Sta.	Side of Hwy.	Width	Purpose
2970+70	West	35 ft.	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.

2-6-90

790 APR 19 PM 3 47

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The true and actual consideration received by Grantors for this conveyance is
\$ 1825.

Dated this 23 day of March, 1990.

Fred Koehler
Fred Koehler

Alex D. Krentel
Alex D. Krentel

Bruce T. Mulvany
Bruce T. Mulvany

Sharon Kay Mulvany
Sharon Kay Mulvany

STATE OF OREGON, County of Klamath

April 2, 1990 Personally appeared the above named Fred Koehler, who
acknowledged the foregoing instrument to be his voluntary act. Before me:

[Signature]
Notary Public for Oregon
My Commission expires 6-21-92

STATE OF OREGON, County of _____

_____, 19____. Personally appeared the above named Alex D. Krentel, who
acknowledged the foregoing instrument to be his voluntary act. Before me:

Notary Public for Oregon
My Commission expires _____

STATE OF OREGON, County of Union

March 23, 1990. Personally appeared the above named Bruce T. Mulvany,
who acknowledged the foregoing instrument to be his voluntary act. Before me:

[Signature]
B. WILLIAMS
NOTARY PUBLIC-OREGON
My Commission Expires 7-31-91

STATE OF OREGON, County of Union

March 23, 1990. Personally appeared the above named Sharon Kay Mulvany,
who acknowledged the foregoing instrument to be her voluntary act. Before me:

2-6-90
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eko/acl

[Signature]
B. WILLIAMS
NOTARY PUBLIC-OREGON
My Commission Expires 7-31-91

Notary Public for Oregon
My Commission expires _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 19th day
of April A.D., 19 90 at 3:47 o'clock P. M., and duly recorded in Vol. M90
of Deeds on Page 7303

Evelyn Biehn County Clerk

By [Signature]

FEE \$13.00