

17381

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

Vol. M90 Page 13707
Highway Division
File 6050-008
9B-34-14

ASPEN 34375

ORIGINAL

WARRANTY DEED

FRED KOEHLER, Grantor, conveys 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 E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 21, Township 34 South, Range 7 East, W.M., Klamath County, Oregon; the said parcel being that portion of said E $\frac{1}{2}$ NE $\frac{1}{4}$ 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 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 widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Easterly Side of Center Line
2950+00		2961+00	85 in a straight line to 130
2961+00		2980+00	130

Bearings are based upon the Oregon Co-ordinate System of 1927, South Zone.

The parcel of land to which this description applies contains 4.05 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 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
2968+30 Lt	East	35 Ft.	Unrestricted

3-7-90

90 JUL 11 PM 4 03

13708

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

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

\$ \$6,600

Dated this 28 day of June, 19 90

Fred Koehler
Fred Koehler

STATE OF OREGON, County of Klamath

June 28, 1990. Personally appeared the above named Fred Koehler,

who acknowledged the foregoing instrument to be his voluntary act. Before me:

Mary E. Lanyon
Notary Public for Oregon

My Commission expires 12-19-92



3-7-90

Page 2 - WD
ael/ea

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 11 day
of July A.D., 19 90 at 4:03 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 13707

Evelyn Blehn County Clerk
By Berntha Hetsch

FEE3.00