

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

Highway Division  
File 58522  
9B-35-16

ORIGINAL

20154

K-41700  
WARRANTY DEED

O'CONNOR LIVESTOCK COMPANY, a dissolved Oregon corporation, Grantor, conveys unto the CITY OF KLAMATH FALLS, Oregon, a municipal corporation, Grantee, fee title to the following described property:

PARCEL 1 - Fee

A parcel of land lying in the NW $\frac{1}{4}$  of Section 20, Township 38 South, Range 9 East, W.M., Klamath County, Oregon; the said parcel being that portion of said NW $\frac{1}{4}$  lying Westerly of Industrial Park Drive and included in a strip of land 100 feet in width, 50 feet on each side of the center line of West Campus Drive which center line is described as follows:

Beginning at Engineer's center line Station 1+25.36, said station being 169.20 feet North and 1402.72 feet West of the Southeast corner of Section 18, Township 38 South, Range 9 East, W.M.; thence North 51° 02' 50" East 262.45 feet; thence on a 1041.74 foot radius curve right (the long chord of which bears North 72° 35' 51.5" East 765.30 feet) 783.65 feet; thence on a spiral curve right (the long chord of which bears South 81° 21' 06" East 149.84 feet) 150.01 feet; thence on an 818.51 foot radius curve right (the long chord of which bears South 47° 14' 59.5" East 799.29 feet) 835.04 feet; thence South 18° 01' 25" East 413 feet; thence on a 1206.23 foot radius curve left (the long chord of which South 53° 36' 26.5" East 1403.79 feet) 1498.26 feet to Engineer's center line Station 40+67.77.

Bearings are based on the Plat of TRACT 1174 - COLLEGE INDUSTRIAL PARK, Klamath County, Oregon, dated September 14, 1979.

The parcel of land to which this description applies contains 4.39 acres, more or less.

Grantor also grants to Grantee, its successors and assigns, permanent easements to construct and maintain slopes, upon the following described property:

PARCEL 2 - Permanent Easement for Slopes

A parcel of land lying in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 20, Township 38 South, Range 9 East, W.M., Klamath County, Oregon; the said parcel being that portion of said NW $\frac{1}{4}$ NW $\frac{1}{4}$  lying between lines at right angles to the center line of West Campus Drive at Engineer's Stations 24+50 and 28+00 and included in a strip of land variable in width, lying on the Northeasterly side of said center line which center line is described in Parcel 1.

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

Station	to	Station	Width on Northeasterly Side of Center Line
24+50		27+15	50 in a straight line to 70
27+15		28+00	70 in a straight line to 50

EXCEPT therefrom Parcel 1.

The parcel of land to which this description applies contains 4,050 square feet, more or less.

PARCEL 3 - Permanent Easement for Slopes

A parcel of land lying in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 20, Township 38 South, Range 9 East, W.M., Klamath County, Oregon; the said parcel being that portion of said NW $\frac{1}{4}$ NW $\frac{1}{4}$  lying between lines at right angles to the center line of West Campus Drive at Engineer's Stations 29+50 and 32+50 and included in a strip of land variable in width, lying on the Southwesterly side of said center line which center line is described in Parcel 1.

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

Station	to	Station	Width on Southwesterly Side of Center Line
29+50		30+50	50 in a straight line to 60
30+50		31+75	60
31+75		32+50	60 in a straight line to 50

EXCEPT therefrom Parcel 1.

The parcel of land to which this description applies contains 2,200 square feet, more or less.

PARCEL 4 - Permanent Easement for Slopes

A parcel of land lying in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 20, Township 38 South, Range 9 East, W.M., Klamath County, Oregon; the said parcel being that portion of said NW $\frac{1}{4}$ NW $\frac{1}{4}$  lying between lines at right angles to the center line of West Campus Drive at Engineer's Stations 30+50 and 33+00 and included in a strip of land variable in width, lying on the Northeasterly side of said center line which center line is described in Parcel 1.

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

Station	to	Station	Width on Northeasterly Side of Center Line
30+50		33+00	50 in a straight line to 50

EXCEPT therefrom Parcel 1.

The parcel of land to which this description applies contains 950 square feet, more or less.

#### PARCEL 5 - Permanent Easement for Slopes

A parcel of land lying in the NW $\frac{1}{4}$  of Section 20, Township 38 South, Range 9 East, W.M., Klamath County, Oregon; the said parcel being that portion of said NW $\frac{1}{4}$  lying between lines at right angles to the center line of West Campus Drive at Engineer's Stations 35+50 and 39+00 and included in a strip of land variable in width, lying on the Southerly side of said center line which center line is described in Parcel 1.

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

Station	to	Station	Width on Southerly Side of Center Line
35+50		37+00	50 in a straight line to 65
37+00		38+25	65
38+25		39+00	65 in a straight line to 50

EXCEPT therefrom Parcel 1.

The parcel of land to which this description applies contains 3,675 square feet, more or less.

#### PARCEL 6 - Permanent Easement for Slopes

A parcel of land lying in the NW $\frac{1}{4}$  of Section 20, Township 38 South, Range 9 East, W.M., Klamath County, Oregon; the said parcel being that portion of said NW $\frac{1}{4}$  lying Easterly of a line at right angles to the center line of West Campus Drive at Engineer's Station 39+50; Westerly of Industrial Park Drive and included in a strip of land variable in width, lying on the Northerly side of said center line which center line is described in Parcel 1.

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

Station	to	Station	Width on Northerly Side of Center Line
39+50		40+00	50 in a straight line to 55
40+00		42+00	55

EXCEPT therefrom Parcel 1.

The parcel of land to which this description applies contains 450 square feet, more or less.

IT IS UNDERSTOOD that the easements herein granted do not convey any right or interest in the above-described Parcels 2, 3, 4, 5 and 6, except as stated herein, nor prevent Grantor from the use of said property; provided, however, that such use shall not be permitted to interfere with the rights herein granted or endanger the lateral support of the highway, that Grantee shall never be required to remove the slope materials placed by it upon said property, nor shall Grantee be subject to any damages to Grantor, its successors and assigns, by reason thereof or by reason of any change of grade of the highway abutting on said property.

Grantor hereby covenants to and with Grantee, its successors and assigns, that it is the owner of all the above-described property which is free from encumbrances, except for easements, conditions, and restrictions of record, and will warrant the property herein conveyed and the easement rights herein granted 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.

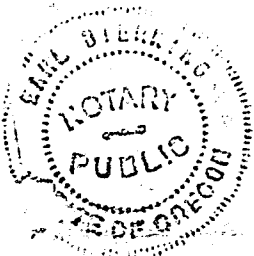
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The true and actual consideration received by Grantor for this conveyance is

\$ 36,680.

Dated this 30TH day of AUGUST, 1990.



O'CONNOR LIVESTOCK COMPANY,  
a dissolved Oregon corporation

By Jack O'Connor PRES  
President

By Suzan K. McVay  
Secretary

STATE OF OREGON, County of KLAMATH

August 30, 1990. Personally appeared JACK O'CONNOR

and SUZAN K. McVAY, who, being sworn, stated that they are the President

and Secretary of O'Connor Livestock Company, a dissolved Oregon corporation, and that this instrument was voluntarily signed in behalf of the corporation by authority of its Board of Directors. Before me:

Earl Dierking  
Notary Public for Oregon

My Commission expires 12/15/93

7-11-90

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STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

on this 14th day of Sept. A.D., 19 90  
at 3:00 o'clock P. M. and duly recorded  
in Vol. M90 of Deeds Page 18506  
Evelyn Biehn, County Clerk  
By Pauline Muehlendore  
Deputy.

Fee, \$28.00