

## WARRANTY DEED

IRENE M. CURRIN, 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 Lot 7 of Section 19, Township 39 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in that deed to Hugh B. Currin and Irene M. Currin, recorded February 15, 1960 in Book 319, Page 41 of Klamath County Record of Deeds; the said parcel being that portion of said property described as follows:

Beginning on the Easterly line of the existing The Dalles-California Highway at a point 45 feet Southerly of the Southwesterly line of Joe Wright Road (County Road); thence Northerly along said Easterly line 45 feet to said Southwesterly line; thence Southeasterly along said Southwesterly line 70 feet; thence Southwesterly in a straight line to the point of beginning.

The parcel of land to which this description applies contains 1,575 square feet, more or less.

TOGETHER WITH all abutter's rights of access between 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\_:

Hwy. Engr's Sta.	Side of Hwy.	Width	Purpose
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Access controlled to Highway. Access to Grantor's property is from Joe Wright Road.  
*Existing approach at approx. Sta. 342 +25 is beyond limits of project and shall remain as is.*

Grantee has the right to construct or otherwise provide at any future time a public frontage road or roads; whereupon all rights of access hereinabove reserved to and from the highway that are on or adjacent to any such frontage road or roads shall cease, but the Grantor, her heirs and assigns, shall have access to the frontage road or roads for any purpose upon obtaining a permit from the State under the applicable statutes and regulations governing the same. Said road or roads shall be connected to the main highway or to other public ways only at such places as the Grantee may select.

The access rights reserved herein are subject to the statutes and regulations controlling access to the highway system. A standard Approach Road Permit must be applied for and obtained from the Highway Division's District Maintenance Office before construction is begun. When the State constructs the approach road, Grantor will be required to sign a standard Approach Road Permit to assure proper operation and maintenance of the approach road.

Grantor covenants to and with Grantee, its successors and assigns, that she 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 and except any deferred real property taxes & liens & assessments of Klamath Irrigation District.

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  
\$ 200.00.

Dated this 20th day of January, 1992

Irene M. Currin  
Irene M. Currin

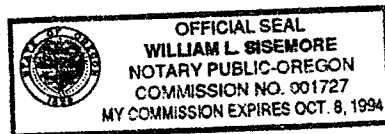
STATE OF OREGON, County of Klamath

Jan 21, 1992, Personally appeared the above named Irene M. Currin, who acknowledged the foregoing instrument to be her voluntary act. Before me:

William L. Sisemore  
Notary Public for Oregon

My Commission expires Oct 8, 1994

1-6-92  
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RETURN TO  
OREGON STATE HIGHWAY DIVISION  
RIGHT OF WAY SECTION  
417 TRANSPORTATION BLDG.  
SALEM, OREGON 97310

Account No.: 3909-01900-00700

Property Address: SE Corner Hwy 97 &  
Joe Wright Road

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Oregon Dept. of Transportation the 12th day  
of Feb. A.D., 19 92 at 12:08 o'clock P.M., and duly recorded in Vol. M92  
of Deeds on Page 2951.

FEE \$10.00

Evelyn Biehn County Clerk

By Adele Mullendore