

WARRANTY DEED

FLORENCE W. BALDWIN, 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 11 of Section 18, Township 39 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in that deed to Richard S. and Florence W. Baldwin, recorded November 3, 1960 in Book 325, Page 187 of Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land 100 feet in width, lying on the Westerly side of the center line of the re-lo-ated The Dalles-California Highway which center line is described as follows:

Beginning at Engineer's center line Station 247+76.35, said station being 12,553.26 feet North and 905.45 feet West of the Southeast corner of Section 19, Township 39 South, Range 9 East, W.M.; thence South 20° 35' 30" West 255.81 feet; thence on a spiral curve left (the long chord of which bears South 19° 33' West 499.93 feet) 500 feet; thence on an 4583.66 foot radius curve left (the long chord of which bears South 1° 51' 25.5" West 2466.75 feet) 2497.53 feet; thence on a spiral curve left (the long chord of which bears South 15° 50' 09" East 499.93 feet) 500 feet; thence South 16° 52' 39" East 1878.54 feet; thence on a spiral curve right (the long chord of which bears South 14° 52' 40" East 599.71 feet) 600 feet; thence on a 2864.79 foot radius curve right (the long chord of which bears South 6° 02' 16.5" East 483.38 feet) 483.96 feet; thence on a spiral curve right (the long chord of which bears South 2° 48' 07" West 599.71 feet) 600 feet; thence South 4° 48' 06" West 4533.62 feet; thence on a spiral curve right (the long chord of which bears South 6° 11' 26" West 499.88 feet) 500 feet; thence on a 3437.75 foot radius curve right (the long chord of which bears South 21° 14' 22" West 1461.30 feet) 1472.53 feet; thence on a spiral curve right (the long chord of which bears South 36° 17' 18" West 499.88 feet) 500 feet; thence South 37° 40' 38" West 2079.02 feet to Engineer's center line Station 411+77.36.

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

The parcel of land to which this description applies contains 0.07 acre, more or less, outside of the existing right of way.

TOGETHER WITH all abutter's rights of access between the relocated 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
331 + 80'	West	35'	Unrestricted
344 + 65'	West	35'	Unrestricted

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. EXCEPT deferred real property taxes and liens and 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

\$ 275.00

X Dated this 29th day of January, 19 92

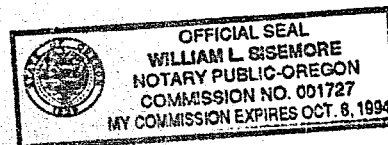
X Florence W. Baldwin
Florence W. Baldwin

STATE OF OREGON, County of Klamath.

Jan 29, 19 92 Personally appeared the above named Florence W. Baldwin,
who acknowledged the foregoing instrument to be her voluntary act. Before me:

William L. Siskmore
Notary Public for Oregon

My Commission expires Oct 8, 1994



12-30-91
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RETURN TO
OREGON STATE HIGHWAY DIVISION
RIGHT OF WAY SECTION
417 TRANSPORTATION BLDG.
SALEM, OREGON 97310

Account No.: 580552

Property Address: 7100 Hwy. 97 South
Klamath Falls, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of State of Oregon-Hwy Div. the 6th day
of March A.D., 19 92 at 12:57 o'clock P.M., and duly recorded in Vol. M92
of Deeds on Page 4686

Evelyn Biehn
By Pauline Mendenhall County Clerk

FEE 15.00