

ASPEN 37074

## WARRANTY DEED

F. H. WILLIAMS and GWENDOLYN WILLIAMS, husband and wife, 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 NW¼ 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 F.H. and Gwendolyn Williams, recorded in Book M-69, Page 4540 of Klamath County Record of Deeds; the said parcel being that portion of said property lying Northerly of a line at right angles to the center line of the relocated The Dalles-California Highway at Engineer's Station 271+50 and 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 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.

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

| Station | to | Station | Width on Easterly<br>Side of Center Line |
|---------|----|---------|--|
| 266+00  |    | 270+75  | 90                                       |
| 270+75  |    | 271+50  | 90 in a straight line to 70              |

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

The parcel of land to which this description applies contains 0.15 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 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                            |
|------------------|--------------|-------|------------------------------------|
| 271+75           | East         | 35'   | <del>Unrestricted Residences</del> |

WDL/000T  
J.B.H.  
E.H.W.

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 Grantors, their 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, Grantors will be required to sign a standard Approach Road Permit to assure proper operation and maintenance of the approach road.

Grantors 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.**

5034

Highway Division  
File 6076-003  
10B-1-9

The true and actual consideration received by Grantors for this conveyance is  
\$ 1,500.00.

Dated this 14<sup>th</sup> day of JANUARY, 1992

F. H. Williams  
F. H. Williams

Gwendolyn Williams  
Gwendolyn Williams

STATE OF OREGON, County of Klamath

JANUARY 14, 1992. Personally appeared the above named F. H. Williams and  
Gwendolyn Williams, who acknowledged the foregoing instrument to be their voluntary act.  
Before me:

William Dale Little  
Notary Public for Oregon  
My Commission expires June 8, 1993

1-2-92  
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ael/

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

Account No.: 39 09 18 00200

Property Address: 4545 Highway 97 South  
Klamath Falls, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 10th day  
of March A.D. 1992 at 3:35 o'clock P M., and duly recorded in Vol. M92  
of Deeds on Page 5032.

FEE \$20.00

Evelyn Biehn County Clerk

By Courtesy M. Biehn