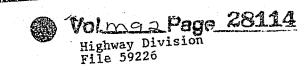
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102 1101 27 111 48



## WARRANTY DEED

JOSEPH T. RIKER, SR. and JOSEPH T. RIKER III and JOAN F. RIKER, husband and wife, Grantors, for the true and actual consideration of \$ 20,550.00 KLAMATH COUNTY, a political subdivision of the State of Oregon, Grantee, fee title to the property described on Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER WITH ALL abutter's rights of access between the above-described parcel 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 Width Southside of Rockinghorse Lane, Hwy 39, and access on northside of Access will be from Rockinghorse Lane, Hwy 39, and access on northside of Southside Bypass Extension for Parcel 2B (1.90 acres residential zoned) will be at eastern boundary line for Parcel 2B. The access for Parcel 2B will be at eastern boundary line for Parcel 2B. The access for Parcel 2B will be at eastern boundary line for Parcel 2B. The access for Parcel 2B width 16 ft constructed by Klamath County, reservation width 35ft., top surface width 16 ft.

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 for and obtained from the Highway Division's District Maintenance will be required to sign 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 a standard Approach Road Permit to assure proper operation and maintenance of the approach is beguin. When the state constructs the approach road, stantons will be required to sign a standard Approach Road Permit to assure proper operation and maintenance of the approach

Grantors covenant to and with Grantee, its successors and assigns, that they are the road. 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,

THIS WARRANTY DEED IS GIVEN TO GRANTEE IN SATISFACTION OF GRANTEE'S ACTION IN EMINENT except as stated herein. DOMAIN TO ACQUIRE THE DESCRIBED PROPERTY.

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

9-14-92

RETURN TO

KLAMATH COUNTY PUBLIC WORKS 334 MAIN STREET VETERANS MEMORIAL BUILDING KLAMATH FALLS, OR 97601

Account No.: 598749, 598357, and 597857

Property Address: Bare Land



Highway Division File 59226

INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. Dated this X5th day of X November November 5, 19 92. Personally appeared the above named Joseph T. Riker, Sr., STATE OF OREGON, County of Klamath who acknowledged the foregoing instrument to be his voluntary act. Before me:

Nototy Public for Oregon

My Commission expires 09/12/93

STATE OF OREGON, County of Alamata

Personally appeared the above named Joseph Manender 5, 1992, Personally appeared the above named Joseph T. Riker III and Joan F. Riker, who acknowledged the foregoing instrument to be their voluntary act. Notary Public for Oregon

My Commission expires 2-12-93 Before me:

9-14-92 Page 2 - WD

A parcel of land mituated in Sections 18 and 19, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the 1/4 common to said Sections 18 and 19; thence North 00 degrees 00' 05" West 30.00 feet to a 5/8" iron pin; North 00 degrees 36' 56" West 299.28 feet to a 5/8" iron thence North 89 degrees 03' 45" West, 723.39 feet to a 5/8" pin; thence North 89 degrees 36' 56" West, 105.06 feet to iron pin; thence North 89 degrees 36' 56" West, 105.06 feet to a 5/8" iron pin set on the Easterly right of way of the "A" a 5/8" iron pin set on the Easterly right of way of said "A" Canal to a 5/8" iron pin; the Easterly right of way of said "A" Canal to a 5/8" iron pin; thence South 89 degrees 36' 56" East, 512.96 feet to a 5/8" iron pin; thence South 89 degrees 37' 07" East, 67.68 feet 5/8" iron pin; thence South 89 degrees 37' 07" East, 67.68 feet to a 5/8" iron pin at the Northwest corner of Lot 6, Block 3 of to a 5/8" iron pin at the Northwest corner of Lot 6, Block 3 of Rolling Hills, Tract \$1099; thence North 01 degrees 29' 50" Rolling Hills, Tract \$1099; thence North 01 degrees 29' 50" East, 70.01 feet; thence North 89 degrees 36' 56" West, 69.48 East, 70.01 feet; thence North 89 degrees for this description point of beginning. Bearings and distances for this description are based on Survey \$5208 on file in the Klamath County Surveyor's Office.

CODE 170 MAP 3910-19AO TL 2300 CODE 170 MAP 3910-19BO TL 100 CODE 32 MAP 3910-1800 TL 1300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_\_\_ Klamath County \_\_\_\_\_\_\_ the \_\_\_\_\_\_ 27th \_\_\_\_\_\_ day

Filed for record at request of \_\_\_\_\_\_\_ Klamath County \_\_\_\_\_\_\_ or \_\_\_\_\_\_ on Page \_\_\_\_\_\_\_ 28114\_\_.

of \_\_\_\_\_\_\_ Deeds \_\_\_\_\_\_\_ on Page \_\_\_\_\_\_\_ 28114\_\_.

Evelyn Biehn County Clerk

By \_\_\_\_\_\_\_\_ Multiple County Clerk