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Volume Page 28114

Highway Division  
File 59226

## 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 do convey unto 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
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 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 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 WARRANTY DEED IS GIVEN TO GRANTEE IN SATISFACTION OF GRANTEE'S ACTION IN EMINENT 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



28115

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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 5th day of November, 1992

Joseph T. Riker, Sr.  
Joseph T. Riker, Sr.  
Joseph T. Riker III  
Joseph T. Riker III  
Joan F. Riker  
Joan F. Riker

STATE OF OREGON, County of Klamath  
November 5, 1992. Personally appeared the above named Joseph T. Riker, Sr.,  
who acknowledged the foregoing instrument to be his voluntary act. Before me:

Lynnda K. DeZalena  
Notary Public for Oregon  
My Commission expires 09/12/93

STATE OF OREGON, County of Klamath  
November 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.  
Before me:

Monna L. Stohlmeier  
Notary Public for Oregon  
My Commission expires 2-12-93



## EXHIBIT "A"

A parcel of land situated 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; thence North 89 degrees 36' 56" West 299.28 feet to a 5/8" iron pin; thence North 84 degrees 03' 45" West, 723.39 feet to a 5/8" 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" Canal; thence South 52 degrees 29' 20" East 331.36 feet, along 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 36' 56" East, 348.01 feet to a 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 Rolling Hills, Tract #1099; thence North 01 degrees 29' 50" East, 70.01 feet; thence North 89 degrees 36' 56" West, 69.48 feet; thence North 00 degrees 01' 21" East, 30.00 feet to the 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 3910-19A0 TL 2300  
CODE 170 MAP 3910-19B0 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  
of Nov. A.D., 19 92 at 11:48 o'clock A M., and duly recorded in Vol. M92,  
of Deeds on Page 28114.

Evelyn Biehn - County Clerk  
By Pauline Mullendore

FEE none