

77009

03-03-94A09:45 RCVD

Highway Division
File 59104Vol. 24517 Page 6675

ORIGINAL

WARRANTY DEED

MELVIN L. STEWART and MARY LOU STEWART, husband and wife, Grantors, for the true and actual consideration of \$ 95,000.00 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.

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 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 3 day of AUGUST, 1993.

Melvin L. Stewart
Melvin L. Stewart

Mary Lou Stewart
Mary Lou Stewart

STATE OF OREGON, County of Klamath

August 3, 1993. Personally appeared the above named Melvin L. Stewart and Mary Lou Stewart, who acknowledged the foregoing instrument to be their voluntary act.

Before me:

Michael A. Nichols
Notary Public for Oregon
My Commission expires 9/16/93

8-19-92

ael/mLB

RETURN TO

C/O Earl Kissler
3737 Shasta Way

Account No.: _____

Property Address: _____

MTC NO: 24517
 STATE FILE: 59104
 11/5/90

EXHIBIT "A"
 LEGAL DESCRIPTION

A tract of land situated in the E1/2 NE1/4 of Section 35 and the W1/2 W1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows, with the stationing being referenced to the centerline of Homedale Road being 20+00.00 and the terminus at the North end of Patterson Street being 52+52.15.

Beginning at the Southwest corner of Lot 1, Block 6, TRACT 1152--NORTH HILLS, from which the Northeast corner of said Section 35 bears North 42 degrees 56' 44" East 1687.94 feet, said point being 50.00 feet left of Station 20+40.31; thence along the Southerly boundary of said Block 6, North 89 degrees 54' 13" East 150.00 feet to a point 50.00 feet left of Station 21+90.31 and North 88 degrees 21' 00" East 878.99 feet to a point 73.82 feet left of Station 10+68.99; thence, leaving the Southerly boundary of said Block 6, North 88 degrees 21' 00" East 346.07 feet to a point 112.80 feet left of Station 33+91.15; thence South 64 degrees 01' 09" East 614.92 feet to a point 85.00 feet left of Station 39+82.88; thence on a curve to the right (radius equals 1085.00 feet, central angle equals 23 degrees 53' 57" and the long chord bears South 52 degrees 04' 10" East 449.30 feet) 452.57 feet to a point 85.00 feet left of Station 44+00.00; thence South 30 degrees 31' 52" East 162.16 feet to a point 70.00 feet left of Station 45+50.00; thence South 17 degrees 59' 04" East 107.82 feet to a point 50.00 feet left of Station 46+50.00; thence on the arc of a 1050.00 foot radius curve to the right, to the East line of the SW1/4 NW1/4 of Section 36, 147.40 feet, more or less (Central Angle equals 08 degrees 02' 36" and the long chord bears South 21 degrees 46' 26" East 147.28 feet) and being 50.00 feet left of Station 47+90.38; thence South 472.08 feet to the long accepted position of the C-W 1/16 corner of Section 36, being the Northerly terminus of the center line of Patterson Street and at Station 52+52.15, from which the W1/4 corner of said Section 36 bears South 89 degrees 58' 32" West 1302.15 feet; thence South 89 degrees 58' 32" West 50.00 feet; thence North 151.94 feet to a point 50.00 feet right of Station 51+00.23; thence on a curve to the left (Radius equals 950.00 feet, central angle equals 64 degrees 01' 09" and the long chord bears North 32 degrees 00' 35" West 1007.12 feet) 1061.48 feet to a point 50.00 feet right of station 39+82.88; thence North 64 degrees 01' 09" West 367.74 feet to a point 50.00 feet right of Station 36+15.14; thence on a curve to the Left (Radius equals 950.00 feet, central angle equals 03 degrees 09' 29" and the long chord bears North 65 degrees 35' 54" West 52.36 feet) 52.36 feet to a point 50.00 feet right of Station 35+60.02; thence South 89 degrees 54' 13" West 529.95 feet to a point 125.00 feet right of Station 30+00.00;

(continued)

(Legal description continued)

thence North 57 degrees 04' 21" West 119.27 feet to a point 60.00 feet right of Station 29+00.00; thence South 89 degrees 54' 13" West 150.00 feet to a point 60.00 feet right of Station 27+50.00; thence South 68 degrees 06' 07" West 107.70 feet to a point 100.00 feet right of Station 26+50.00; thence North 75 degrees 09' 54" West 70.34 feet to a point on the Southeasterly line of Lot 4, Block 4 of said TRACT 1152; thence North 34 degrees 00' 00" East 26.41 feet to the Northeast corner of said Lot 4; thence South 89 degrees 54' 13" West 567.21 feet to the Northwest corner of Lot 1, Block 4 of said TRACT 1152; thence North 05 degrees 27' 06" East 110.52 feet to the point of beginning and with bearings based on said TRACT 1152.

Tax Account No: Account No: 3809 036BB 00300
(covers other property)
Account No: 3809 03600 00403
(covers other property)
Account No: 3809 035AA 00100
(covers other property)

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Mountain Title co the 3rd day
of March A.D., 19 94 at 9:45 o'clock A.M. and duly recorded in Vol. M94
of Deeds on Page 6675

Evelyn Biehn County Clerk

FEE none

By Charles H. Nichols