

77010

03-03-94A09:45 RCVD

Vol. 1994 Page 6673Highway Division
File 59100

ORIGINAL

MTC 24520

WARRANTY DEED

WALTER MARIUS PETERSEN, who took title as Walter Marius Peterson and JANICE L. BRYANT, Grantors, 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.

The true and actual consideration received by Grantors for this conveyance is

\$ 20,000.00

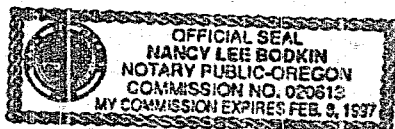
Dated this Oct 7 day of OCT, 1993.

Walter Marius Petersen
Walter Marius Petersen

Janice L. Bryant
Janice L. Bryant

STATE OF OREGON, County of Klamath

October 7, 1993. Personally appeared the above named Walter Marius Petersen, who took title as Walter Marius Peterson, who acknowledged the foregoing instrument to be his voluntary act. Before me:



8-27-92

Nancy Lee Bodkin
Notary Public for Oregon
My Commission expires 2/3/97

RETURN TO

c/o Earl Keosler
3737 Shasta Way.

Account No.: R443041 & R864185

Property Address: _____

Highway Division
File 59100STATE OF ^{North Carolina,} ~~OREGON~~, County of LincolnMon. October 18, 1993. Personally appeared the above named Janice L. Bryant,
who acknowledged the foregoing instrument to be her voluntary act. Before me:Ditty L. Howell
Notary Public for ~~Oregon~~ North Carolina
My Commission expires 12-13-978-27-92
Page 2 - WD
ael/mzb

6680

MTC NO: 24520
STATE FILE: 59100
10/12/90EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Tract 39B and Tract 40A, ENTERPRISE TRACTS, Klamath County, Oregon and being a portion of that tract of land described in Deed Volume M79, page 19497, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is the Northeast corner of said M79, page 19497, Microfilm Records of Klamath County, Oregon, from which the Northeast corner of said Tract 39B bears North 89 degrees 36' 16" East 310.25 feet and the NW1/16 corner of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears North 89 degrees 36' 16" East 310.25 feet and North 00 degrees 12' 29" West 30.00 feet, said point being on the centerline of Foothill Boulevard at Eng. Sta. 16+70.36; thence along the North line of said Tracts 39B and 40A South 89 degrees 36' 16" West 392.47 feet to a point 40.00 feet right of Eng. Sta. 12+84.83 Foothill Boulevard; thence parallel to Foothill Boulevard, along the arc of a curve to the left (radius point bears North 14 degrees 31' 54" East 1185.92 feet and Central angle = 14 degrees 55' 38") 308.97 feet and North 89 degrees 36' 16" East 77.71 feet to a point on the Easterly line of said M79, page 19497, Microfilm Records of Klamath County, Oregon; thence North 12 degrees 38' 27" East 41.07 feet to the point of beginning with bearings based on Foothill Boulevard.

Tax Account No: 3809 034BC 00300 OU1
3809 034BC 00300 OU2
(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 6678

FEE none

Evelyn Biehn
By [Signature] County Clerk