

93784

01-20-95A09:10 RCVD

Vol 95 Page 1349

Highway Division
File 59101

ORIGINAL

WARRANTY DEED

JAMES F. NOVAK, M.D.; NEAL BUCHANAN; PAULA Z. COULTER; MARY ELIZABETH CONYERS; AMY ANNETTE MONTGOMERY; KAY LOUISE ZUPAN; THOMAS GEORGE ZUPAN; and M. EGBERT, Grantors, for the true and actual consideration of \$ 7,450.00 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 25th day of Feb, 1994.

James F. Novak, M.D.
James F. Novak, M.D.

Neal Buchanan
Neal Buchanan

Paula Z. Coulter
Paula Z. Coulter

Mary Elizabeth Conyers
Mary Elizabeth Conyers

Amy Annette Montgomery
Amy Annette Montgomery

Kay Louise Zupan
Kay Louise Zupan

Thomas George Zupan
Thomas George Zupan

M. Egbert
M. Egbert

STATE OF OREGON, County of Klamath

2/25, 1994. Personally appeared the above named James F. Novak, M.D., who acknowledged the foregoing instrument to be his voluntary act. Before me:

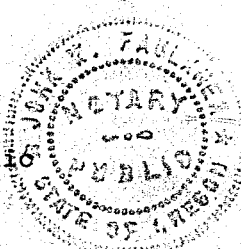
[Signature]
Notary Public for Oregon
My Commission expires 2/25/94

8-26-92

RETURN TO
Klamath County Public
Works Dept

Account No.: R442738 and R442747

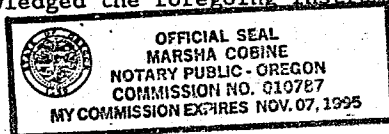
Property Address: _____



Highway Division
File 59101

STATE OF OREGON, County of Klamath

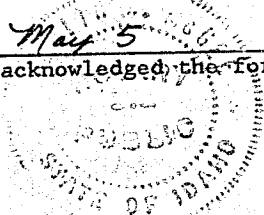
February 28, 1994. Personally appeared the above named Neal Buchanan, who acknowledged the foregoing instrument to be his voluntary act. Before me:



Marsha Cobine
Notary Public for Oregon
My Commission expires 11-7-95

STATE OF ^{Idaho} OREGON, County of Canyon

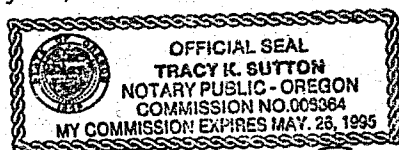
May 5, 1994. Personally appeared the above named Paula Z. Coulter, who acknowledged the foregoing instrument to be her voluntary act. Before me:



Judith G. Miller
Notary Public for Oregon ^{Idaho}
My Commission expires 9/19/94

STATE OF OREGON, County of Multnomah

May 9, 1994. Personally appeared the above named Mary Elizabeth Conyers, who acknowledged the foregoing instrument to be her voluntary act. Before me:



Tracy K. Sutton
Notary Public for Oregon
My Commission expires 5/26/95

STATE OF ~~OREGON~~ OREGON, County of Snohomish
WASHINGTON

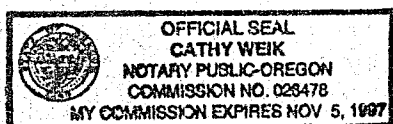
May 23, 1994. Personally appeared the above named Amy Annette Montgomery, who acknowledged the foregoing instrument to be her voluntary act. Before me:



Charlene All
Notary Public for Oregon
My Commission expires 12-1-95

STATE OF OREGON, County of Multnomah

May 9, 1994. Personally appeared the above named Kay Louise Zupan, who acknowledged the foregoing instrument to be her voluntary act. Before me:

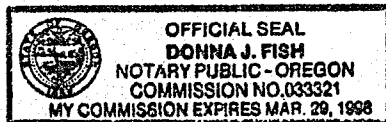


Cathy Weik
Notary Public for Oregon
My Commission expires 11-5-97

Highway Division
File 59101

STATE OF OREGON, County of Multnomah

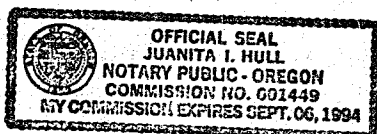
May 17, 1994. Personally appeared the above named Thomas George Zupan, who acknowledged the foregoing instrument to be his voluntary act. Before me:



Donna J. Fish
Notary Public for Oregon
My Commission expires 3-29-98

STATE OF OREGON, County of Klamath

April 27, 1994, 1994. Personally appeared the above named M. Egbert, who acknowledged the foregoing instrument to be his voluntary act. Before me:



Juanita I. Hull
Notary Public for Oregon
My Commission expires Sept 6, 1994

8-26-92

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ael/MLB

HTC NO: 24519
STATE FILE: 59101
11/5/90

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Tract 20 and vacated Juniper Way, ENTERPRISE TRACT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and being a portion of that tract of land described in Deed Volume 305, page 230, Deed Records of Klamath County, Oregon and more particularly described as follows:

Beginning at a point on the West line of said Tract 20 from which the Northwest corner of said Tract 20 bears North 00 degrees 04' 55" West 316.41 feet, said point being 70.00 feet left of Eng. Sta. 33+34.89 Foothill Boulevard; thence South 73 degrees 26' 21" East 115.11 feet to a point 70.00 feet left of Eng. Sta. 34+50.00; thence South 65 degrees 50' 40" East 151.33 feet to a point 50.00 feet left of Eng. Sta. 36+00.00; thence South 73 degrees 26' 21" East 100.00 feet to a point 50.00 feet left of Eng. Sta. 37+00.00; thence South 79 degrees 56' 54" East 308.75 feet to a point 85.00 feet left of Eng. Sta. 40+06.76; thence on the arc of a curve to the left (radius point bears North 16 degrees 33' 39" East 1347.40 feet, central angle = 0 degrees 42' 01") 16.47 feet to a point on the East line of said Tract 20, said point is South 00 degrees 04' 27" East 499.97 feet from the Northeast corner of said Tract 20 and being 85.00 feet left of Eng. Sta. 40+24.27; thence along said East line of said Tract 20 and 21 South 00 degrees 04' 27" East 206.90 feet to a point 115.00 feet right of Eng. Sta. 40+76.86; thence North 71 degrees 03' 31" West 75.76 feet to a point 110.00 feet right of Eng. Sta. 40+06.76; thence North 62 degrees 22' 19" West 312.58 feet to a point 50.00 feet right of Eng. Sta. 37+00.00; thence North 73 degrees 26' 21" West 329.24 feet to a point on the West line of said Tract 20, being 50.00 feet right of Eng. Sta. 33+70.76; thence North 00 degrees 04' 55" West 125.25 feet to the point of beginning and with bearings based on Foothill Boulevard.

Tax Account No: 3809 03400 00200 3809 03400 00300
(covers other property) (covers other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 20th day
of Jan. A.D., 19 95 at 9:10 o'clock A. M., and duly recorded in Vol. M95
of Deeds on Page 1349

FEE No Fee

Bernetha G. Letsch County Clerk

By Pauline Mullen