

3384

07-28-95 03:02 PCVD

Vol. 195 Page 19438

ODOT  
File 59224

ORIGINAL

WTC 34894

## WARRANTY DEED

DIVERSIFIED ASSETS, INC., a California corporation, Grantor, for the true and actual consideration of \$16,466.00 does convey unto the 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.

Grantor covenants to and with Grantee, its successors and assigns, that it is the owner 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.

Grantor agrees, the consideration recited herein is just compensation for the property, including any and all damages to Grantor's remaining property, if any, which may result from the acquisition or use of said property and the construction or improvement of the highway.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

5-23-95

RETURN TO  
KLAMATH COUNTY PUBLIC WORKS  
334 MAIN STREET  
KLAMATH FALLS, OR 97601

Account No.: Tax Lot 200 3809 - 34BB

Property Address: \_\_\_\_\_

ORIGINAL

It is understood and agreed that the delivery of this deed is hereby tendered and that terms and obligations hereof shall not become binding upon Klamath County, a political subdivision of the State of Oregon, unless and until accepted and approved by the recording of this document.

Dated this 19 day of June, 1995

DIVERSIFIED ASSETS, INC.

By William Higgan  
President

By William Higgan  
Secretary

STATE OF \_\_\_\_\_, County of \_\_\_\_\_  
\_\_\_\_\_, 19\_\_\_\_. Personally appeared \_\_\_\_\_ and  
\_\_\_\_\_, who, being sworn, stated that they are the President and  
Secretary of Diversified Assets, Inc., and that this instrument was voluntarily signed in  
behalf of the corporation by authority of its Board of Directors. Before me:

ATTACHED  
Notary Public for \_\_\_\_\_  
My Commission expires \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

19440

State of CALIFORNIA  
 County of MENDOCINO  
 On JUNE 19, 1995 before me, CAROL A. FADDIS, NOTARY PUBLIC  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
 personally appeared WILLIAM HIGGINS  
Name(s) of Signer(s)

☐ personally known to me – OR – ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Carol A. Faddis  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: WARRANTY DEED  
 Document Date: JUNE 19, 1995 Number of Pages: 2  
 Signer(s) Other Than Named Above: NONE

### Capacity(ies) Claimed by Signer(s)

Signer's Name: WILLIAM HIGGINS

- ☐ Individual  
☒ Corporate Officer  
 Title(s): PRESIDENT & SECRETARY  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

Signer Is Representing:

DIVERSIFIED ASSETS, INC

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

Signer Is Representing:

LEGAL DESCRIPTION FOR A PARCEL  
OF LAND TO CONSTRUCT NEW ENTRANCE TO  
CITY SCHOOL DISTRICT OFFICE AND BUS SHOPS

A parcel of land lying in the NW1/4 NW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows;

Beginning at a point on the west line of the NW1/4 NW1/4 of Section 34, said point being S.00°27'39"E. a distance of 905.67 feet from the northwest corner of said Section 34; thence S.83°18'21"E. a distance of 277.41 feet; thence S.61°13'36"E. a distance of 200.00 feet; thence S.28°46'24"W. a distance of 125.00 feet to the northeasterly right of way line of Foothills Boulevard as surveyed and monumented by recorded survey No. 3173; thence N.61°13'36"W. along said right of way, 165.30 feet to the beginning of a 205.00 foot radius curve concave to the south; thence northwesterly along the arc of said curve 143.88 feet (the chord of said curve bears N.81°20'00"W. 140.95 feet) to a point on the northeasterly line of that 60 foot strip of land conveyed to the State of Oregon through its State Highway Commission by that deed recorded in volume 359 at page 112 of the Klamath County deed records; thence N.75°20'00"W. a distance of 78.39 feet to a point at right angles to centerline station 3+00 of the above described strip of land; thence S.14°40'00"W. along a line to its intersection with the north right of way line of the Klamath Falls-Malin State Highway as shown on recorded survey No. 1431; thence northwesterly along said right of way line to its intersection with the west line of the NW1/4 NW1/4 of said Section 34; thence N.00°27'39"W. a distance of 170.08 feet more or less to the point of beginning.

The parcel of land to which this description applies contains 1.26 acres, more or less. Bearings are based upon record of survey No. 3173 filed in the office of the Klamath County Surveyor.

DAC - 2-16-95

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 26th day  
of July A.D., 19 95 at 3:02 o'clock P. M., and duly recorded in Vol. M95  
of Deeds on Page 19438.

FEE \$45.00

Bernetha G. Letsch, County Clerk  
By Annette Mueller