

ORIGINAL

 ODOT
 File 6325-001
 10B-7-30

WARRANTY DEED

LARRY D. OLSON, Grantor, for the true and actual consideration of \$ 5,300.00

does convey unto the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Grantee, fee title to the following described property:

PARCEL 1 - Fee

A portion of that tract of land situated in the north one-half of the southwest one-quarter, and the southeast one-quarter of the southwest one-quarter of Section 15, Township 37 South, Range 15 East, Willamette Meridian, Klamath County, Oregon, being a portion of that parcel described in deed to Simonsen Family Trust, recorded in Volume M91, Page 231, Deed Records, Klamath County.

Said portion being that part of said north one-half of the southwest one-quarter and said southeast one-quarter of the southwest one-quarter included in a strip of land variable in width on each side of the centerline of the Klamath Falls - Lakeview Highway, which centerline is described as follows:

Beginning at Station 2493+00.00 on the centerline of the Klamath Falls - Lakeview Highway, said Station 2493+00.00 bears North 2224.91 feet and East 424.91 feet from a 2½" brass cap stamped "U.S. General Land Office Survey 1936" at the southwest corner of Section 15, Township 37 South, Range 15 East, Willamette Meridian; thence from said Station 2493+00.00 South 71°56'04" East 273.08 feet to a point of spiral at Station 2495+73.08; thence along the arc of a spiral curve to the right, through an angle of 05°15'00", a spiral length of 210.00 feet (the long chord bears South 70°11'04" East 209.92 feet) to a point of spiral to curve at Station 2497+83.08; thence along the arc of a 05°00'00" (1145.92 foot radius) curve to the right, through a central angle of 25°12'44", an arc length of 504.24 feet (the long chord bears South 54°04'42" East 500.19 feet) to a point of curve to spiral at Station 2502+87.32; thence along the arc of a spiral curve to the right, through an angle of 05°15'00", a spiral length of 210.00 feet (the long chord bears South 37°58'20" East 209.92 feet) to a point of tangent at Station 2504+97.32; thence South 36°13'20" East 229.25 feet to a point of spiral at Station 207+26.57; thence along the arc of a spiral curve to the left, through an angle of 05°15'00", a spiral length of 210.00 feet (the long chord bears South 37°58'20" East 209.92 feet) to a point of spiral to curve at Station 2509+36.57; thence along the arc of a 05°00'00" (1145.92 foot radius) curve to the left, through a central angle of 23°54'43", an arc length of 478.24 feet (the long chord bears South 53°25'41" East 474.77 feet) to a point of curve to spiral at Station 2514+14.81; thence along the arc of a spiral curve to the left, through an angle of 05°15'00", a spiral length of 210.00 feet (the long chord bears South 68°53'03" East 209.92 feet) to a point of tangent at Station 2516+24.81; thence South 70°38'03" East 2829.53 feet to a point of spiral at Station 2544+54.34; thence along the arc of a spiral curve to the left, through an angle of 03°56'15", a spiral length of 210.00 feet (the long chord bears South 71°56'48" East 209.96 feet) to a point of spiral to curve at Station 2546+64.34; thence along the arc of a 03°45'00" (1527.89 foot radius) curve to the left, through a central angle of 12°59'32", an arc length of 346.46 feet (the long

6-1-95

 RETURN TO
 OREGON DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY SECTION
 417 TRANSPORTATION BLDG.
 SALEM, OREGON 97310

Account No.: 408936 & 409025

Property Address: _____

chord bears South 81°04'04" East 345.72 feet) to a point of curve to spiral at Station 2550+10.80; thence along the arc of a spiral curve to the left, through an angle of 03°56'15", a spiral length of 210.00 feet (the long chord bears North 89°48'40" East 209.96 feet) to a point of tangent at Station 2552+20.80; thence North 88°29'55" East 1319.04 feet to a point of spiral at Station 2565+39.84; thence along the arc of a spiral curve to the right, through an angle of 01°45'00", a spiral length of 175.00 feet (the long chord bears North 89°04'55" East 174.99 feet) to a point of spiral to curve at Station 2567+14.84; thence along the arc of a 02°00'00" (2864.79 foot radius) curve to the right, through a central angle of 39°25'27", an arc length of 1971.21 feet (the long chord bears South 70°02'21" East 1932.55 feet) to a point of curve to spiral at Station 2586+86.05; thence along the arc of a spiral curve to the right, through an angle of 01°45'00", a spiral length of 175.00 feet (South 49°09'38" East 174.99 feet) to a point of tangent at Station 2588+61.05; thence South 48°34'38" East 3138.95 feet to Station 2620+00.00.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width Left of Centerline	Width Right of Centerline
2496+00.00		2500+00.00	40.00 feet	40.00 feet
2500+00.00		2504+00.00	70.00 feet tapering in a straight line to 130.00 feet	40.00 feet tapering in a straight line to 100.00 feet
2504+00.00		2506+00.00	130.00 feet tapering in a straight line to 70.00 feet	100.00 feet tapering in a straight line to 70.00 feet
2506+00.00		2508+00.00	70.00 feet tapering in a straight line to 40.00 feet	70.00 feet
2508+00.00		2510+00.00		70.00 feet
2510+00.00		2511+00.00		70.00 feet tapering in a straight line to 40.00 feet

Bearings of this description are based on the Oregon Coordinate System of 1983, South Zone.

The parcel of land to which this description applies contains 2.78 acres, more or less, outside of the existing right-of-way.

PARCEL 2 - Fee

A portion of that tract of land situated in the east one-half of the southwest one-quarter of Section 15, Township 37 South, Range 15 East, Willamette Meridian, Klamath County, Oregon, being a portion of that parcel described in deed to Simonsen Family Trust, recorded in Volume M91, Page 231, Deed Records, Klamath County.

Said portion being that part of said east one-half of the southwest one-quarter included in a strip of land variable in width, lying on the northerly side of the Klamath Falls - Lakeview Highway, which centerline is described in Parcel 1.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Northerly Side of Centerline
2509+00.00		2517+00.00	50.00 feet
2517+00.00		2519+00.00	50.00 feet tapering in a straight line to 40.00 feet

Bearings of this description are based on the Oregon Coordinate System of 1983, South Zone.

The parcel of land to which this description applies contains 0.33 acres, more or less, outside the existing right-of-way.

PARCEL 3 - Fee

A portion of that tract of land situated in the south one-half of the southeast one-quarter of Section 15, Township 37 South, Range 15 East, Willamette Meridian, Klamath County, Oregon, being a portion of that parcel described in deed to Simonsen Family Trust, recorded in Volume M91, Page 231, Deed Records, Klamath County.

Said portion being that part of said south one-half of the southeast one-quarter included in a strip of land variable in width, lying on the northerly side of the Klamath Falls - Lakeview Highway, which centerline is described in Parcel 1.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Northerly Side of Centerline
2531+00.00		2535+00.00	40.00 feet tapering in a straight line to 60.00 feet
2535+00.00		2539+00.00	60.00 feet tapering in a straight line to 100.00 feet
2539+00.00		2540+00.00	100.00 feet
2540+00.00		2543+00.00	100.00 feet tapering in a straight line to 60.00 feet
2543+00.00		2546+00.00	60.00 feet tapering in a straight line to 50.00 feet
2546+00.00		2550+00.00	50.00 feet

Bearings of this description are based on the Oregon Coordinate System of 1983, South Zone.

The parcel of land to which this description applies contains 1.04 acres, more or less, outside the existing right-of-way.

PARCEL 4 - Fee

A portion of that tract of land situated in the southeast one-quarter of the southeast one-quarter of Section 15, Township 37 South, Range 15 East, Willamette Meridian, Klamath County, Oregon, being a portion of that parcel described in deed to Simonsen Family Trust, recorded in Volume M91, Page 231, Deed Records, Klamath County.

Said portion being that part of said southeast one-quarter of the southeast one-quarter included in a strip of land variable in width, lying on the southerly side of the Klamath Falls - Lakeview Highway, which centerline is described in Parcel 1.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Southerly Side of Centerline
2536+00.00		2540+00.00	40.00 feet tapering in a straight line to 110.00 feet
2540+00.00		2543+00.00	110.00 feet tapering in a straight line to 50.00 feet
2543+00.00		2545+00.00	50.00 feet

Bearings of this description are based on the Oregon Coordinate System of 1983, South Zone.

The parcel of land to which this description applies contains 0.64 acres, more or less, outside the existing right-of-way.

PARCEL 5 - Fee

A portion of that tract of land situated in the northwest one-quarter of the northwest one-quarter of Section 23, Township 37 South, Range 15 East, Willamette Meridian, Klamath County, Oregon, being a portion of that parcel described in deed to Simonsen Family Trust, recorded in Volume M91, Page 231, Deed Records, Klamath County.

Said portion being that part of said northwest one-quarter of the northwest one-quarter included in a strip of land variable in width, lying on the northerly side of the centerline of the Klamath Falls - Lakeview Highway, which centerline is described in Parcel 1.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Northerly Side of Centerline
2548+00.00		2551+00.00	50.00 feet
2551+00.00		2553+00.00	50.00 feet tapering in a straight line to 40.00 feet

Bearings of this description are based on the Oregon Coordinate System of 1983, South Zone.

The parcel of land to which this description applies contains 0.08 acres, more or less, outside the existing right-of-way.

PARCEL 6 - Fee

A portion of that tract of land situated in the northwest one-quarter of the northwest one-quarter of Section 23, Township 37 South, Range 15 East, Willamette Meridian, Klamath County, Oregon, being a portion of that parcel described in deed to Simonsen Family Trust, recorded in Volume M91, Page 231, Deed Records, Klamath County.

Said portion being that part of said northwest one-quarter of the northwest one-quarter included in a strip of land variable in width, lying on the southerly side of the centerline of the Klamath Falls - Lakeview Highway, which centerline is described in Parcel 1.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Southerly Side of Centerline
2548+00.00		2551+00.00	50.00 Feet
2551+00.00		2553+00.00	50.00 feet tapering in a straight line to 40.00 feet

Bearings of this description are based on the Oregon Coordinate System of 1983, South Zone.

The parcel of land to which this description applies contains 0.06 acres, more or less, outside the existing right-of-way.

PARCEL 7 - Fee

A portion of that tract of land situated in the northeast one-quarter of the northwest one-quarter, and the northwest one-quarter of the northeast one-quarter of Section 23, Township 37 South, Range 15 East, Willamette Meridian, Klamath County, Oregon, being a portion of that parcel described in deed to Simonsen Family Trust, recorded in Volume M91, Page 231, Deed Records, Klamath County.

Said portion being that part of said northeast one-quarter of the northwest one-quarter, and said northwest one-quarter of the northeast one-quarter included in a strip of land variable in width, lying on the southerly side of the Klamath Falls - Lakeview Highway, which centerline is described in Parcel 1.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Southerly Side of Centerline
2566+00.00		2567+00.00	40.00 feet tapering in a straight line to 50.00 feet
2567+00.00		2576+00.00	50.00 feet
2576+00.00		2579+00.00	50.00 feet tapering in a straight line to 40.00 feet

Bearings of this description are based on the Oregon Coordinate System of 1983, South Zone.

The parcel of land to which this description applies contains 0.21 acres, more or less, outside the existing right-of-way.

PARCEL 8 - Fee

A portion of that tract of land situated in the southeast one-quarter of the southwest one-quarter of Section 14, the northeast one-quarter of the northwest one-quarter, the north one-half of the northeast one-quarter, the southeast one-quarter of the northeast one-quarter of Section 23, and the southwest one-quarter of the northwest one-quarter of Section 24, Township 37 South, Range 15 East, Willamette Meridian, Klamath County, Oregon, being a portion of that parcel described in deed to Simonsen Family Trust, recorded in Volume M91, Page 231, Deed Records, Klamath County.

Said portion being that part of said southeast one-quarter of the southwest one-quarter of Section 14, the northeast one-quarter of the northwest one-quarter, the north one-half of the northeast one-quarter, said southeast one-quarter of the northeast one-quarter of Section 23, and said southwest one-quarter of the northwest one-quarter of Section 24 included in a strip of land variable in width, lying on the northerly side of the Klamath Falls - Lakeview Highway, which centerline is described in Parcel 1.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Northerly Side of Centerline
2565+00.00		2576+00.00	40.00 feet
2576+00.00		2579+00.00	40.00 feet tapering in a straight line to 60.00 feet
2579+00.00		2581+00.00	60.00 feet tapering in a straight line to 50.00 feet
2581+00.00		2607+00.00	50.00 feet
2607+00.00		2608+00.00	50.00 feet tapering in a straight line to 70.00 feet
2608+00.00		2620+00.00	70.00 feet

Bearings of this description are based on the Oregon Coordinate System of 1983, South Zone.

The parcel of land to which this description applies contains 2.29 acres, more or less, outside the existing right-of-way.

Grantor also grants to Grantee, its successors and assigns, a permanent easement for the construction, operation, and maintenance of drainage facilities over, under, and across the following described property:

PARCEL 9 - Permanent Easement for Ditch Maintenance

A portion of that tract of land situated in the northwest one-quarter of the southwest one-quarter of Section 15, Township 37 South, Range 15 East, Willamette Meridian, Klamath County, Oregon, being a portion of that parcel described in deed to Simonsen Family Trust, recorded in Volume M91, Page 231, Deed Records, Klamath County.

Said portion being that part of said northwest one-quarter of the southwest one-quarter lying between lines at right angles to the centerline of the Klamath Falls - Lakeview Highway at Engineer's Station 2498+45.00 and 2498+75.00, lying southwesterly of Parcel 1, and included in a strip of land 80.00 feet in width, lying on the southwesterly side of said centerline, which centerline is described in Parcel 1.

Bearings of this description are based on the Oregon Coordinate System of 1983, South Zone.

The parcel of land to which this description applies contains 0.03 acres, more or less, outside of the existing right-of-way.

IT IS UNDERSTOOD that the easement herein granted does not convey any right or interest in the above-described Parcel 9, except for the purposes hereinabove stated, nor prevent Grantor from the use of said property; provided, however, that such use does not interfere with the rights herein granted.

Grantor covenants to and with Grantee, its successors and assigns, that he is the owner of all the above-described property which is free from encumbrances, except for easements, conditions, and restrictions of record, and will warrant the property herein conveyed and the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

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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 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.

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 the State of Oregon Department of Transportation, unless and until accepted and approved by the recording of this document.

Dated this 21 day of July, 1995

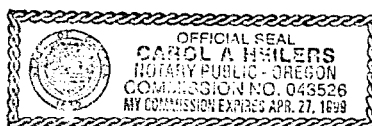
Larry D. Olson
Larry D. Olson

STATE OF OREGON, County of Columbia

July 21, 1995. Personally appeared the above named Larry D. Olson, who acknowledged the foregoing instrument to be his voluntary act. Before me:

Carol A. Nailor
Notary Public for Oregon

My Commission expires _____



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 8th day
of August A.D., 1995 at 10:53 o'clock A M., and duly recorded in Vol. 195
of Deeds on Page 20941.

FEE \$60.00

By Bernetha G. Letsch, County Clerk
Annelle D. Mueller