

23709

ORIGINAL

ODOT  
File 6328-021  
10B-7-35

WARRANTY DEED

Vol. m96 Page 26128

SANDRA L. WEST, Grantor, for the true and actual consideration of \$ 9,400.00 does convey unto

KLAMATH COUNTY, a political subdivision of the State of Oregon, Grantee, fee title to the following described property:

A parcel of land lying in Tract 23, ALTAMONT SMALL FARMS, Klamath County, Oregon and being a portion of that property described in that deed to Sandra L. West, recorded August 7, 1980 in Volume M80, Page 14721 of Klamath County Record of Deeds; the said parcel being that portion of said property lying Southerly of the following described line:

Beginning at a point opposite and 75.00 feet Northerly of Engineer's Station "FR"0+15.00 on the "FR" centerline; thence Southeasterly in a straight line to a point opposite and 35.00 feet Northerly of Engineer's Station "FR"0+45.00 on said centerline; thence Easterly in a straight line to a point opposite and 39.84 feet Northerly of Engineer's Station "FR"4+30.60 on said centerline; thence Easterly in a straight line to a point opposite and 30.94 feet Northerly of Engineer's Station "FR"6+68.84 on said centerline; thence Easterly in a straight line to a point opposite and 35.00 feet Northerly of Engineer's Station "FR"13+30.00 on said centerline, which centerline is described as follows:

Beginning at Engineer's centerline Station "FR"0+00.00, said station being 1793.71 feet North and 1334.33 feet East of the Southwest corner of Section 15, Township 39 South, Range 9 East, W.M.; thence South 88° 29' 35" East 371.18 feet; thence on a 400.00 foot radius curve right (the long chord of which bears South 79° 58' 57" East 118.40 feet) 118.83 feet; thence South 71° 28' 18" East 119.41 feet; thence on a 400.00 foot radius curve left (the long chord of which bears South 79° 58' 57" East 118.40 feet) 118.83 feet; thence South 88° 29' 35" East 643.49 feet to Engineer's centerline Station "FR"13+71.74.

Bearings are based upon County Survey No. 3565, filed November 16, 1981 in Klamath County, Oregon.

This parcel of land contains 37,552 square feet, more or less.

Grantee will construct a public frontage road along the south side of the above described property, and Grantor and Grantor's heirs, successors and assigns, shall be entitled to access to said road for any purpose. Said road shall be connected to Altamont Drive and Avalon Street.

Hwy. Engr's Sta.	Side of Road	Width	Purpose
FR3+25 Lt	North	20 Feet	Unrestricted

8-26-96

~~AFTER RECORDING RETURN TO~~  
~~OREGON DEPARTMENT OF TRANSPORTATION~~  
~~RIGHT OF WAY SECTION~~  
~~447 TRANSPORTATION BLDG.~~  
~~SALEM OR 97340~~

Account No.: 3909-015CA 00700

Property Address: 5547 Avalon Street  
Klamath Falls OR 97603

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Grantor covenants to and with Grantee, its successors and assigns, that grantor 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.

In construing this document, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this document shall apply equally to corporations and to individuals.

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.

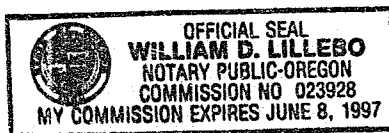
It is understood and agreed that the delivery of this document is hereby tendered and that terms and obligations hereof shall not become binding upon Klamath County, a political subdivision of the State of Oregon, unless and until accepted and approved by the recording of this document.

Dated this 18 day of July, 1996

Sandra L. West  
Sandra L. West

STATE OF OREGON, County of Klamath

July 18, 1996. Personally appeared the above named Sandra L. West, who acknowledged the foregoing instrument to be her voluntary act. Before me:



William D. Lillebo  
Notary Public for Oregon

My Commission expires June 8, 1997

8-25-96  
Page 2 - WD  
ael/

After recording return to Public Works

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 23rd day of August, A.D., 19 96 at 11:37 o'clock AM., and duly recorded in Vol. M96, of Deeds on Page 26128.

FEE No Fee

Bernetha G Letsch, County Clerk,  
By [Signature]