

23711

ODOT
File 8326-013
10B-7-35

WARRANTY DEED

Vol. 996 Page 26133

JUANITA S. GOODE, JUANNA SCHAFER, EILEEN M. GOODE and KEITH D. GOODE, Grantor, for the true and actual consideration of \$6,657.00 does convey unto KLAMATH COUNTY, a political subdivision of the State of Oregon, Grantee, fee title to the following described property:

PARCEL 1 - Fee

A parcel of land lying in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, Township 39 South, Range 9 East, W.M., Klamath County, Oregon; the said parcel being that portion of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ lying Southerly of a line at right angles to the centerline of relocated Washburn Way at Engineer's Station 'WW'45+85.00 and included in a strip of land variable in width, lying on the Westerly side of said centerline, which centerline is described as follows:

Beginning at Engineer's centerline Station 'WW'36+10.41, said station being 4,338.02 feet North and 53.87 feet East of the Southeast corner of Section 16, Township 39 South, Range 9 East, W.M.; thence South 0° 18' 39" West 3,822.88 feet to Engineer's centerline Station 'WW'74+33.29.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Centerline
'WW'45+85.00		'WW'48+00.00	59.40 in a straight line to 75.00
'WW'48+00.00		'WW'52+00.00	75.00 in a straight line to 80.00
'WW'52+00.00		'WW'53+00.00	80.00 in a straight line to 140.00

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

This parcel of land contains 9,765 square feet, more or less, outside of the existing right of way.

PARCEL 2 - Fee

A parcel of land lying in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, Township 39 South, Range 9 East, W.M., Klamath County, Oregon; the said parcel being that portion of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying Northerly of the United States Bureau of Reclamation "1-G-2" drain; lying Southeasterly of a line at right angles to the centerline of the relocated South Klamath Falls Highway at Engineer's Station 'NSK'207+00.00; and included in a strip of land variable in width, lying on the Northeasterly side of said centerline, which centerline is described as follows:

7-11-86

~~AFTER RECORDING RETURN TO-~~
~~OREGON DEPARTMENT OF TRANSPORTATION~~
~~RIGHT OF WAY SECTION~~
~~417 TRANSPORTATION BLDG.~~
~~SALEM, OR 97310~~

Account No.: R3909-01600-00200-000

Property Address: _____

Beginning at Engineer's centerline Station 'NSK'202+80.34, said station being 3,492.586 feet North and 2,264.083 feet West of the Southeast corner of Section 16, Township 39 South, Range 9 East, W.M.; thence South 33° 28' 25" East 176.85 feet; thence on a spiral curve left (the long chord of which bears South 36° 08' 23" East 799.31 feet) 800.00 feet; thence on a 2,864.79 foot radius curve left (the long chord of which bears South 49° 38' 35" East 814.19 feet) 816.96 feet; thence on a spiral curve left (the long chord of which bears South 62° 33' 46" East 599.48 feet) 600.00 feet; thence on a 7,639.44 foot radius curve left (the long chord of which bears South 77° 32' 58" East 3,042.61 feet) 3,063.08 feet; thence South 69° 02' 09" East 422.86 feet to Engineer's centerline Station 'NSK'261+59.89.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Northeasterly Side of Centerline
'NSK'207+00.00		'NSK'212+57.19	67.80 in a straight line to 100.00
'NSK'212+57.19		'NSK'217+00.00	100.00 in a straight line to 130.00

EXCEPT therefrom that property acquired by the State of Oregon, by and through its Department of Transportation, in that Stipulated Final Judgment dated June 5, 1987, entered as Circuit Court Case No. 85-750CV, Klamath County, Oregon.

Bearings are based upon County Survey No. 3585, filed November 16, 1981 in Klamath County, Oregon.

This parcel of land contains 0.47 acres, more or less.

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.

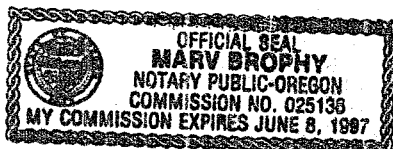
Dated this 16TH day of JULY, 1996.

Juanita S. Goode
Juanita S. Goode
Eileen M. Goode (Goode)
Eileen M. Goode

Juanna A. Schafer
Juanna Schafer
Keith D. Goode
Keith D. Goode

STATE OF OREGON, County of KLAMATH

7/24/96, 1996. Personally appeared the above named Juanita S. Goode, who acknowledged the foregoing instrument to be her voluntary act. Before me:



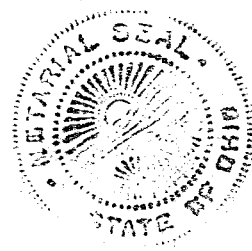
Marv Brophy
Notary Public for OREGON
My Commission expires 6/8/97

STATE OF OHIO, County of Washington

July 22, 1996. Personally appeared the above named Juanna Schafer, who acknowledged the foregoing instrument to be her voluntary act. Before me:

Robert J. Foor
Notary Public for OHIO
My Commission expires Aug 31, 1999

ROBERT J. FOOR, Notary Public
In and For The State of Ohio
My Commission Expires August 31, 1999



STATE OF California, County of San Mateo

July 16, 1996. Personally appeared the above named Eileen M. Goode, who acknowledged the foregoing instrument to be her voluntary act. Before me:



Carol Feiner
Notary Public for California

My Commission expires 7/20/99

STATE OF OREGON, County of LAKE
Washington

July 22 24, 1996. Personally appeared the above named Keith D. Goode, who acknowledged the foregoing instrument to be his voluntary act. Before me:



Marv Brophy
Notary Public for OREGON

My Commission expires 6/8/97

7-11-96
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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 26133.

FEE No Fee

Bernetha G Letsch, County Clerk

By [Signature]