

24459

96 SEP -6 P2:36

ORIGINAL

Vol. m96 Page 27970

File 6326-008

10B-7-35

## WARRANTY DEED

CLAUDETTE MARIE BIGBY, Grantor, for the true and actual consideration of \$ 4000<sup>00</sup> 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 Claudette Marie Bigby, recorded November 23, 1994 in Volume M94, Page 36058 of Klamath County Record of Deeds; the said parcel being that portion of said property lying Northerly and Easterly of the following described line:

Beginning on the North line of said property at a point opposite and 30.94 feet Southerly of Engineer's Station "FR"4+30.80 on the "FR" centerline; thence South 71° 28' 18" East 174.03 feet to a point opposite and 35.00 feet Southerly of Engineer's Station "FR"6+09.42 on said centerline; thence South 18° 31' 42" West to the South line of said property.

The "FR" 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 9397 square feet, more or less.

Grantee will construct a public frontage road north of the highway, 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 Rt	South	20 Feet	Unrestricted

5-31-98

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

Account No.: 3909-015CA 01100

Property Address: 5703 Avalon St  
Klamath Falls OR 97603

Return: Public Works Attn: Sharon

ORIGINAL

ODOT  
File 6328-008  
10B-7-35

27971

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.

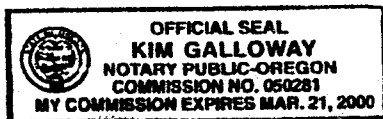
It is understood and agreed that the delivery of this document is hereby tendered and that terms and obligations hereof shall not become binding upon Klamath County, a political subdivision of the State of Oregon, unless and until accepted and approved by the recording of this document.

Dated this 29 day of July, 1996.

X Claudette Marie Bigby  
Claudette Marie Bigby

STATE OF OREGON, County of Jackson

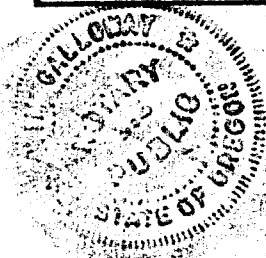
July 29, 1996. Personally appeared the above named Claudette Marie Bigby, who acknowledged the foregoing instrument to be her voluntary act. Before me:



X Kim Galloway  
Notary Public for Oregon

My Commission expires 3-21-2000

5-31-98  
Page 2 - WD  
ael/



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 6th day of September A.D., 19 96 at 2:36 o'clock P. M., and duly recorded in Vol. M96 of Deeds on Page 27970.

FEE No Fee: Return: Commissioners Journal  
Bernetha G. Letsch  
By Kim Galloway County Clerk