

25548

ORIGINAL

Vol. M96 Page 30123

ODOT  
Files 6326-006  
and 6326-007  
10B-7-35

## WARRANTY DEED

EUGENE L. GRIFFITH, Grantor, for the true and actual consideration of \$ 4,200.00 ~~375.00~~ does convey

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

File 6326-006

A parcel of land lying in Tract 24, ALTAMONT SMALL FARMS, Klamath County, Oregon and being a portion of that property described in that deed to Eugene L. Griffith and Lucille I. Griffith, recorded May 10, 1979 in Volume M79, Page 10613 of Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Northerly side of the centerline of the relocated South Klamath Falls Highway, which centerline is described as follows:

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) 816.98 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 89° 02' 09" East 422.66 feet to Engineer's centerline Station 'NSK'281+59.89.

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

Station	to	Station	Width on Northerly Side of Centerline
'NSK'248+00.00		'NSK'253+00.00	90.00 in a straight line to 80.00

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

This parcel of land contains 3730 square feet, more or less.

5-31-96

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

Account No.: R579092

Property Address: 3047 Southside Expressway  
Klamath Falls OR 97603

After recording return  
to Public Works

ORIGINAL

30124

ODOT  
Files 6326-006  
and 6326-007  
10B-7-35

File 6326-007

A parcel of land lying in Tract 24, ALTAMONT SMALL FARMS, Klamath County, Oregon and being a portion of that property described in that deed to Eugene L. Griffith, recorded April 22, 1981 in Volume M81, Page 7216 of Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Northerly side of the centerline of the relocated South Klamath Falls Highway, which centerline is described as follows:

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' 48" 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 89° 02' 09" East 422.66 feet to Engineer's centerline Station 'NSK'261+59.89.

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

<u>Station</u>	to	<u>Station</u>	<u>Width on Northerly Side of Centerline</u>
'NSK'248+00.00		'NSK'253+00.00	90.00 in a straight line to 80.00

Bearings are based upon County Survey No. 3585, filed November 18, 1981 in Klamath County, Oregon.

This parcel of land contains 2260 square feet, more or less.

Grantee will construct a public frontage road along the north 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
FR6+30 Rt	South	20 Feet	Unrestricted

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.

30125

ORIGINAL

ODOT  
Files 6326-006  
and 6326-007  
10B-7-35

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.**

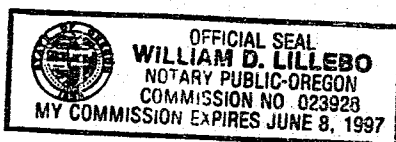
It is understood and agreed that the delivery of this document is hereby tendered and that terms and obligations hereof shall not become binding upon Klamath County, a political subdivision of the State of Oregon, unless and until accepted and approved by the recording of this document.

Dated this 17<sup>th</sup> day of July, 1996.

Eugene L. Griffith  
Eugene L. Griffith

STATE OF OREGON, County of Klamath

July 17, 1996. Personally appeared the above named Eugene L. Griffith, who acknowledged the foregoing instrument to be his voluntary act. Before me:



William D. Lillebo  
Notary Public for Oregon

My Commission expires June 8, 1997

5-31-96  
Page 3 - WD  
ael/

Approved as to those provisions concerning Klamath County's Frontage Road and Grantor's access to it:

Dennis Nelson  
Dennis Nelson, Klamath County Engineer

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Public Works the 23rd day of Sept. A.D., 19 96 at 2:52 o'clock P.M., and duly recorded in Vol. M96, of Deeds on Page 30123.

FEE No Fee Return: Public Works

Bernetha G. Letsch  
By Bernetha G. Letsch County Clerk

Withdrawn Sept. 23, 1996

Document #25549 Pages 30126

30127

Document #25550 Pages 30128

30129