

32092

Vol. 1197 Page 2836

ORIGINAL

ATE 45287

WARRANTY DEED

ODOT
File 6279-001
1R-3-1653

JOSEPH T. RIKER, SR., JOSEPH T. RIKER III and JOAN F. RIKER, husband and wife, Grantor, for the true and actual consideration of \$ 350.00 does convey unto the **STATE OF OREGON**, by and through its **DEPARTMENT OF TRANSPORTATION**, Grantee, fee title to the following described property:

A parcel of land lying in Lot 3 of Section 18, Township 39 South, Range 10 East, W.M., Klamath County, Oregon and being a portion of that property described in that Memorandum of Contract Sale to Joseph T. Riker III and Joan F. Riker, recorded in Book M-89, Page 4330 of Klamath County Record of Deeds; the said parcel being that portion of said property lying Southerly of a line at right angles to the center line of the relocated Klamath Falls - Malin Highway at Engineer's Station 0+300 and included in a strip of land variable in width, lying on the Easterly side of said center line which center line is described as follows:

Beginning at Engineer's center line Station 0+000, said station being 810.021 meters North and 0.274 meter East of the Southwest corner of Section 18, Township 39 South, Range 10 East, W.M.; thence South 0° 01' 10" West 810.021 meters to Engineer's center line Station 0+810.021.

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

Station	to	Station	Width on Easterly Side of Center Line
0+300		0+340	9.144 in a straight line to 25

Bearings are based on County Survey No. 2834, dated December 6, 1978, Klamath County, Oregon.

The parcel of land to which this description applies contains 122 square meters, more or less, outside of the existing right of way.

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.

11-4-96

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

Account No.: 3910 Sec 18 TL 903

Property Address: South of 5251 Hwy 37
Klamath Falls OR

15'

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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 public way.

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

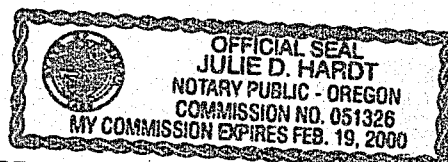
Dated this 21 day of Jan, 1997.

Joseph T. Riker III
Joseph T. Riker III

Joseph T. Riker, Sr.
Joseph T. Riker, Sr.
Joan F. Riker
Joan F. Riker

STATE OF OREGON, County of Klamath

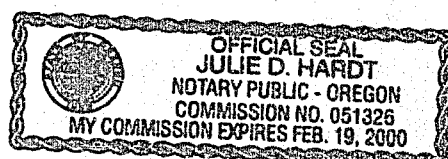
January 21, 1997. Personally appeared the above named Joseph T. Riker, Sr., who acknowledged the foregoing instrument to be his voluntary act. Before me:



Julie D. Hardt
Notary Public for Oregon
My Commission expires Feb. 19, 2000

STATE OF OREGON, County of Klamath

January 21, 1997. Personally appeared the above named Joseph T. Riker III and Joan F. Riker, who acknowledged the foregoing instrument to be their voluntary act. Before me:



Julie D. Hardt
Notary Public for Oregon
My Commission expires Feb 19, 2000

11-4-96
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STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow
of January A.D., 19 97 at 3:16 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 2836

FEE \$15.00

Bernetha G. Letsch, County Clerk
by Kathleen Rose