

ODOT
File 6325-003
10B-7-30ATC # 84042681
WARRANTY DEED

LEONARD BAI0, Grantor, for the true and actual consideration of \$ 56,750.00
does convey unto the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION,
Grantee, fee title to the following property:

PARCELS 1, 2, 3, 4, and 5 - described on Exhibit "A" attached hereto and by this
reference made a part hereof (Fee).

Grantor also grants to Grantee, its successors and assigns, a temporary easement for
a work area for construction purposes over and across the following described property:

PARCEL 6 - also described on attached Exhibit "A"
(Temporary Easement for Construction).

IT IS UNDERSTOOD that the easement rights herein granted shall terminate upon
completion of the above-mentioned construction project.

IT IS ALSO UNDERSTOOD that the easement herein granted does not convey any right or
interest in the above-described Parcel 6, except as stated herein, nor prevent Grantor from
the use of said property; provided, however that such use does not interfere with the rights
herein granted.

Grantor covenants to and with Grantee, its successors and assigns, that he is the owner
of all the above-described property which is free from encumbrances, except for easements,
conditions, and restrictions of record, and will warrant the property herein conveyed and the
easement rights herein granted 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.

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.

5-2-95

RETURN TO
OREGON DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SECTION
417 TRANSPORTATION BLDG.
SALEM, OREGON 97310

Account No.: Lake 10186 & 16273

Property Address: Lake 3716-1300

Bly OR 97622

ORIGINAL

07-28-95P03:40 RCVD

ODOT
File 6325-003
10B-7-30

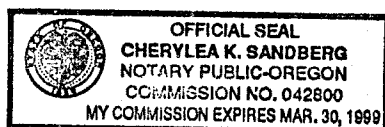
It is understood and agreed that the delivery of this deed is hereby tendered and that terms and obligations hereof shall not become binding upon the State of Oregon Department of Transportation, unless and until accepted and approved by the recording of this document.

Dated this 13th day of July, 1995.

Leonard Baio
Leonard Baio

STATE OF OREGON, County of Clatsop

July 13, 1995. Personally appeared the above named Leonard Baio, who acknowledged the foregoing instrument to be his voluntary act. Before me:



Cherylea K. Sandberg
Notary Public for Oregon

My Commission expires 3-30-99

EXHIBIT "A"

Section: Paradise Creek to
Klamath County Line
Highway: Klamath Falls - Lakeview

File: R6325003
Leonard Baio
DKB 11/23/94 10B-7-30
Parcels 1 - 6

PARCEL 1 - Fee

A portion of that tract of land situated in the north one-half of the southwest one-quarter, the southeast one-quarter of the southwest one-quarter, and the southwest one-quarter of the southeast one-quarter of Section 24, the north one-half of the northeast one-quarter and the southeast one-quarter of the northeast one-quarter of Section 25, Township 37 South, Range 15 East, Willamette Meridian, Klamath County, Oregon, described in deed to Leonard Baio recorded in Volume M92, Page 14754, Deed Records, Klamath County.

Said portion being that part of said north one-half of the southwest one-quarter, the southeast one-quarter of the southwest one-quarter, and the southwest one-quarter of the southeast one-quarter of Section 24, and said north one-half of the northeast one-quarter and the southeast one-quarter of the northeast one-quarter of Section 25, included in a strip of land, variable in width, lying on the northerly side of the Klamath Falls - Lakeview Highway, which centerline is described as follows:

Beginning at Station 2588+61.05 on the centerline of the Klamath Falls - Lakeview Highway, said Station 2588+61.05 bears South 747.46 feet and East 1154.24 feet from a 2½" brass cap stamped "U.S. General Land Office Survey 1936" at the one-quarter corner common to Section 14 and Section 23, Township 37 South, Range 15 East, Willamette Meridian; thence from said Station 2588+61.05 South 48°34'38" East 3633.88 feet to a point of curve at Station 2624+94.93; thence along the arc of a 00°25'00" (13,750.99 foot radius) curve to the right, through a central angle of 00°27'32", an arc length of 110.13 feet (the long chord bears South 48°20'53" East 110.13 feet) to a point of tangent at Station 2626+05.06; thence South 48°07'06" East 389.87 feet to a point of curve at Station 2629+94.93; thence along the arc of a 00°25'00" (13,750.99 foot radius) curve to the left, through a central angle of 00°27'32", an arc length of 110.13 feet (the long chord bears South 48°20'52" East 110.13 feet) to a point of tangent at Station 2631+05.06; thence South 48°34'38" East 3446.35 feet to a point of spiral at Station 2665+51.41; thence along the arc of a spiral curve to the right, through an angle of 02°42'00", a spiral length of 180.00 feet (the long chord bears South 47°40'38" East 179.98 feet) to a point of spiral to curve at Station 2667+31.41; thence along the arc of a 03°00'00" (1909.86 foot radius) curve to the right, through a central angle of 08°59'53", an arc length of 299.93 feet (the long chord bears South 41°22'41" East 299.62 feet) to a point of curve to spiral at Station 2670+31.34; thence along the arc of a spiral curve to the right, through an angle of 02°42'00", a spiral length of 180.00 feet (the long chord bears South 35°04'45" East 179.98 feet) to a point of

tangent at Station 2672+11.34; thence South $34^{\circ}10'45''$ East 559.43 feet to a point of spiral at Station 2677+70.77; thence along the arc of a spiral curve to the left, through an angle of $02^{\circ}51'00''$ a spiral length of 180.00 feet (the long chord bears South $35^{\circ}07'45''$ East 179.98 feet) to a point of spiral to curve at Station 2679+50.77; thence along the arc of a $03^{\circ}10'00''$ (1809.34 foot radius) curve to the left, through a central angle of $36^{\circ}09'47''$, an arc length of 1141.99 feet (the long chord bears South $55^{\circ}06'39''$ East 1123.13 feet) to a point of curve to spiral at Station 2690+92.76; thence along the arc of a spiral curve to the left, through an angle of $02^{\circ}51'00''$, a spiral length of 180.00 feet (the long chord bears South $75^{\circ}05'33''$ East 179.98 feet) to a point of tangent at Station 2692+72.76; thence South $76^{\circ}02'32''$ East 240.28 feet to a point of spiral at Station 2695+13.04; thence along the arc of a spiral curve to the right, through an angle of $05^{\circ}15'00''$, a spiral length of 210.00 feet (the long chord bears South $74^{\circ}17'33''$ East 209.92 feet) to a point of spiral to curve at Station 2697+23.04; thence along the arc of a $05^{\circ}00'00''$ (1145.92 foot radius) curve to the right, through a central angle of $09^{\circ}13'36''$, an arc length of 184.53 feet (the long chord bears South $66^{\circ}10'44''$ East 184.34 feet) to a point of curve to spiral at Station 2699+07.57; thence along the arc of a spiral curve to the right, through an angle of $05^{\circ}15'00''$, a spiral length of 210.00 feet (the long chord bears South $58^{\circ}03'56''$ East 209.92 feet) to a point of tangent at Station 2701+17.57; thence South $56^{\circ}18'56''$ East 473.88 feet to a point of spiral at Station 2705+91.45; thence along the arc of a spiral curve to the right, through an angle of $01^{\circ}45'00''$, a spiral length of 175.00 feet (the long chord bears South $55^{\circ}43'56''$ East 174.99 feet) to a point of spiral to curve at Station 2707+66.45; thence along the arc of a $02^{\circ}00'00''$ (2864.79 foot radius) curve to the right, through a central angle of $01^{\circ}51'39''$, an arc length of 93.04 feet (the long chord bears South $53^{\circ}38'07''$ East 93.04 feet) to a point of curve to spiral at Station 2708+59.49; thence along the arc of a spiral curve to the right, through an angle of $01^{\circ}45'00''$, a spiral length of 175.00 feet (the long chord bears South $51^{\circ}32'17''$ East 174.99 feet) to a point of tangent at Station 2710+34.49; thence South $50^{\circ}57'17''$ East 224.17 feet to Station 2712+58.66.

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

Station	to	Station	Width on Northerly Side of Centerline
2615+00.00		2657+00.00	70.00 feet
2657+00.00		2658+00.00	70.00 feet tapering in a straight line to 80.00 feet
2658+00.00		2680+00.00	80.00 feet

Bearings of this description are based on the Oregon Coordinate System of 1983, South Zone.

The parcel of land to which this description applies contains 5.10 acres, more or less, outside of the existing right-of-way.

PARCEL 2 - Fee

A portion of that tract of land situated in the southwest one-quarter of the southeast one-quarter of Section 24, the north one-half of the northeast one-quarter, and the southeast one-quarter of the northeast one-quarter of Section 25, Township 37 South, Range 15 East, Willamette Meridian, Klamath County, Oregon, described in deed to Leonard Baio recorded in Volume M92, Page 14754, Deed Records, Klamath County.

Said portion being that part of said southwest one-quarter of the southeast one-quarter of Section 24, said north one-half of the northeast one-quarter and southeast one-quarter of the northeast one-quarter of Section 25, included in a strip of land variable in width lying on the southerly side of the Klamath Falls - Lakeview Highway, which centerline is described in Parcel 1.

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

Station	to	Station	Width on Southerly Side of Centerline
2653+00.00		2658+00.00	40.00 feet tapering in a straight line to 80.00 feet
2658+00.00		2660+00.00	80.00 feet
2660+00.00		2661+00.00	80.00 feet tapering in a straight line to 60.00 feet
2661+00.00		2666+00.00	60.00 feet
2666+00.00		2667+00.00	60.00 feet tapering in a straight line to 50.00 feet
2667+00.00		2672+00.00	50.00 feet
2672+00.00		2676+00.00	50.00 feet tapering in a straight line to 70.00 feet
2676+00.00		2678+00.00	70.00 feet
2678+00.00		2679+00.00	70.00 feet tapering in a straight line to 60.00 feet
2679+00.00		2681+00.00	60.00 feet

Bearings of this description are based on the Oregon Coordinate System of 1983, South Zone.

The parcel of land to which this description applies contains 1.27 acres, more or less, outside of the existing right-of-way.

PARCEL 3 - Fee

A portion of that tract of land situated in the south one-half of the northwest one-quarter of Section 30, Township 37 South, Range 16 East, Willamette Meridian, Lake County, Oregon, described in deed to Leonard Baio recorded in Book 220, Page 299, Record of Deeds, Lake County.

Said portion being that part of said south one-half of the northwest one-quarter included in a strip of land variable in width, lying on each side of the Klamath Falls - Lakeview Highway, which centerline is described in Parcel 1.

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

Station	to	Station	Width on Northerly Side of Centerline
2678+00.00		2690+00.00	80.00 feet
2690+00.00		2693+00.00	80.00 feet tapering in a straight line to 150.00 feet
2693+00.00		2695+00.00	150.00 feet
2695+00.00		2696+00.00	150.00 feet tapering in a straight line to 50.00 feet

Bearings of this description are based on the Oregon Coordinate System of 1983, South Zone.

The parcel of land to which this description applies contains 1.97 acres, more or less, outside the existing right-of-way.

PARCEL 4 - Fee

A portion of that tract of land situated in the south one-half of the northwest one-quarter, and the northeast one-quarter of the southwest one-quarter of Section 30, Township 37 South, Range 16 East, Willamette Meridian, Lake County, Oregon, described in deed to Leonard Baio recorded in Book 220, Page 299, Record of Deeds, Lake County.

Said portion being that part of said south one-half of the northwest one-quarter, and northeast one-quarter of the southwest one-quarter, included in a strip of land variable in width, lying on the southerly side of the Klamath Falls - Lakeview Highway, which centerline is described in Parcel 1.

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

Station	to	Station	Width on Southerly Side of Centerline
2679+00.00		2685+00.00	60.00 feet
2685+00.00		2686+00.00	60.00 feet tapering in a straight line to 50.00 feet
2686+00.00		2693+00.00	50.00 feet
2693+00.00		2695+00.00	50.00 feet tapering in a straight line to 100.00 feet
2695+00.00		2700+00.00	100.00 feet
2700+00.00		2703+00.00	100.00 feet tapering in a straight line to 130.00 feet
2703+00.00		2705+00.00	130.00 feet
2705+00.00		2712+00.00	130.00 feet tapering in a straight line to 40.00

Bearings of this description are based on the Oregon Coordinate System of 1983, South Zone.

The parcel of land to which this description applies contains 3.72 acres, more or less, outside the existing right-of-way.

PARCEL 5 - Fee

A portion of that tract of land situated in the northeast one-quarter of the southwest one-quarter of Section 30, Township 37 South, Range 16 East, Willamette Meridian, Lake County, Oregon, described in deed to Leonard Baio recorded in Book 220, Page 299, Record of Deeds, Lake County.

Said portion being that part of said northeast one-quarter of the southwest one-quarter included in a strip of land variable in width, lying on the northerly side of the Klamath Falls - Lakeview Highway, which centerline is described as in Parcel 1.

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

Station	to	Station	Width on Northerly Side of Centerline
2705+00.00		2707+00.00	50.00 feet tapering in a straight line to 90.00 feet
2707+00.00		2710+00.00	90.00 feet

Bearings of this description are based on the Oregon Coordinate System of 1983, South Zone.

The parcel of land to which this description applies contains 0.29 acres, more or less, outside the existing right-of-way.

PARCEL 6 - Temporary Easement for Construction

A portion of that tract of land situated in the southwest one-quarter of the northwest one-quarter of Section 30, Township 37 South, Range 16 East, Willamette Meridian, Lake County, Oregon, described in deed to Leonard Baio recorded in Book 220, Page 299, Record of Deeds, Lake County.

Said portion being that part of said southwest one-quarter of the northwest one-quarter, lying between lines at right angles to the Klamath Falls - Lakeview Highway at Engineer's Station 2686+50.00 and 2689+50.00, included in a strip of land 120.00 feet in width lying on the southerly side of said centerline, which centerline is described in Parcel 1.

Bearings of this description are based on the Oregon Coordinate System of 1983, South Zone.

The parcel of land to which this description applies contains 0.48 acres, more or less, outside the existing right-of-way.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day
of July A.D., 19 95 at 3:48 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 19839.

FEE \$ 50.00

Bernetha G. Letsch, County Clerk
By Annette Mueller