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NP! 1286 Page 2485

File 6150-002
Exchange Files 05564 & 13550
6B-14-8

ATC # 04043652
WARRANTY DEED

J-SPEAR RANCH CO., an Oregon corporation, Grantor, for the true and actual consideration of the exchange of other property, does convey unto the **STATE OF OREGON**, by and through its **DEPARTMENT OF TRANSPORTATION**, Grantee, fee title to the following described property:

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

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 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.

11-21-95

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

Account No.: 7404618 85071

Property Address: Bareland

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NOT
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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 10th day of JANUARY, 1996.

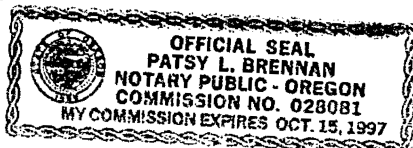
J-SPEAR RANCH CO.

By Thomas J. Shaw
President

By Donald A. Isensee
Secretary

STATE OF OREGON, County of Klamath

January 10, 1996. Personally appeared Thomas J. Shaw
and Donald A. Isensee, who, being sworn, stated that they are the President and Secretary of J-Spear Ranch Co., and that this instrument was voluntarily signed in behalf of the corporation by authority of its Board of Directors. Before me:



Patsy L. Brennan
Notary Public for Oregon

My Commission expires 10-15-97

EXHIBIT A

File 6150002

Military Rd. - Forge Rd. Sec.
The Dalles - California Highway
Klamath County
Drgs. No. 6B-14-6, 6B-14-7 & 6B-14-8
Throughway
RDS 8-14-95

J-Spear Ranch Co.
Parcels 1, 2, 3, 4, & 5

Parcel 1 - Fee

A parcel of land lying in Lot 1 and in the S½NE¼ and in the SE¼ of Section 2, Township 33 South, Range 7 East, W.M., Klamath County, Oregon and being a portion of that property described in that deed to J-Spear Ranch Co., recorded in Book M-79, Page 19981 of Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land 300 feet in width, 150 feet on each side of the center line of the relocated The Dalles - California Highway which center line is described in Parcel 4 of that deed to the State of Oregon, by and through its Department of Transportation, recorded in Book M-94, page 13469 of Klamath County Record of Deeds.

The parcel of land of which this description applies contains 18.52 acres, more or less.

Parcel 2 - Fee

A parcel of land lying in the SW¼ of Section 14, Township 33 South, Range 7 East, W.M., Klamath County, Oregon and being a portion of that property described in that deed to J-Spear Ranch Co., recorded in Book M-79, Page 19981 of Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land 300 feet in width, 150 feet on each side of the center line of the relocated The Dalles - California Highway which center line is described in Parcel 6 of that deed to the State of Oregon, by and through its Department of Transportation, recorded in Book M-94, page 13469 of Klamath County Record of Deeds.

The parcel of land of which this description applies contains 6.65 acres, more or less.

Parcel 3 - Fee

A parcel of land lying in the SW¼ of Section 13, Township 31 South, Range 7 East, W.M., Klamath County, Oregon and being a portion of that property described in that deed to J-Spear Ranch Co., recorded in Book M-90, Page 8068 of Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land 300 feet in width, 150 feet on each side of the center line of the relocated The Dalles - California Highway which center line is described in Parcel 2 of that deed to the State of Oregon, by and through its Department of Transportation, recorded in Book M-94, page 13469 of Klamath County Record of Deeds.

(CONTINUED ON PAGE 2)

EXHIBIT A CONTINUED - Page 2

File 6150002

EXCEPT therefrom that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded May 29, 1946 in Book 190, Page 25 of Klamath County Record of Deeds.

The parcel of land of which this description applies contains 10.31 acres, more or less.

Parcel 4 - Fee (Excess)

A parcel of land lying in the SE $\frac{1}{4}$ of Section 2, Township 33 South, Range 7 East, W.M., Klamath County, Oregon and being a portion of that property described in that deed to J-Spear Ranch Co., recorded in Book M-79, Page 19981 of Klamath County Record of Deeds; the said parcel being that portion of said property lying Southeasterly of Parcel 1.

The parcel of land of which this description applies contains 3.64 acres, more or less.

Parcel 5 - Fee (Excess)

A parcel of land lying in the SW $\frac{1}{4}$ of Section 14, Township 33 South, Range 7 East, W.M., Klamath County, Oregon and being a portion of that property described in that deed to J-Spear Ranch Co., recorded in Book M-79, Page 19981 of Klamath County Record of Deeds; the said parcel being that portion of said property lying Southeasterly of Parcel 2.

The parcel of land of which this description applies contains 0.22 acres, more or less.

nhw
8-14-95

NOTE: Parcels 1, 2, & 3 Access Controlled to Parcel.

6.37 acres, more or less, of existing right of way easement lie within Parcel 1.

2.54 acres, more or less, of existing right of way easement lie within Parcel 2.

Remainder: In excess of 400 acres right of Parcel 1; In excess of 300 acres, right of Parcel 2; 27.1 acres, left of Parcel 3; and in excess of 50 acres, right of Parcel 3.

Prior File: 12182

These parcels lie within the SW $\frac{1}{4}$ of Section 13, T. 31 S., R. 7 E., W.M. and within Lot 1, the S $\frac{1}{2}$ NE $\frac{1}{4}$, and the SE $\frac{1}{4}$ of Section 2, and the SW $\frac{1}{4}$ of Section 14, T. 33 S., R. 7 E., W.M.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 29th day
of Jan A.D., 19 96 at 3:45 o'clock P. M., and duly recorded in Vol. M96,
of Deeds on Page 2485.

FEE 45.00

Bernetha G. Lisch, County Clerk
Bernetha G. Lisch