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ODOT  
File 6951-003  
10B-16-11

State of Oregon, County of Klamath  
Recorded 08/21/2002 3:11 p. m.  
Vol M02, Pg 47237-38  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

mt 56786

### WARRANTY DEED

**KLAMATH CASCADE GROUP, LLC**, an Oregon limited liability company, Grantor, for the true and actual consideration of \$ 19,600.00 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 Parcel 2 of LAND PARTITION 34-97, Klamath County, Oregon and being a portion of that property described in that deed to Klamath Cascade Group, LLC, recorded in Book M-00, Page 1516 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 "D" center line which center line is described as follows:

Beginning at Engineer's center line Station "D" 1+000.000, said station being 24.986 meters North and 71.243 meters East of the Southwest corner of Section 17, Township 38 South, Range 9 East, W.M.; thence South 67° 36' 55" West 16.549 meters; thence on a 70 meter radius curve right (the long chord of which bears South 79° 13' 13" West 28.163 meters) 28.357 meters; thence North 89° 10' 28" West 115.094 meters to Engineer's center line Station "D" 1+160.000.

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

Station	to	Station	Width on Northerly Side of Center Line
"D" 1+012		"D" 1+044.906	31.500 in straight line to 12.500
"D" 1+044.906		"D" 1+100	12.500

ALSO that portion of said property lying Southerly of said strip of land.

Bearings are based upon the Oregon Coordinate System of 1983 (1991), south zone.

The parcel of land to which this description applies contains 1 817 square meters, more or less.

RETURN TO AND TAX STATEMENT TO  
OREGON DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY SECTION  
355 CAPITOL STREET NE, ROOM 420  
SALEM OR 97301-3871

Account No.: 883184, 38-19-17CD-2501

Property Address:  
Klamath Falls, OR

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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 that the consideration recited herein is just compensation for the property or property rights conveyed, including any and all damages to Grantor's remaining property, if any, which may result from the acquisition or use of said property or property rights. However, the consideration does not include damages resulting from any use or activity by Grantee beyond or outside of those uses expressed herein, if any, or damages arising from any negligence.

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 31 day of July, 2002.

Klamath Cascade Group, LLC, an Oregon  
limited liability company

Bob Stewart  
Member

Chuck Paulsen  
Member

STATE OF OREGON, County of Klamath

Dated July 31, 2002. Personally appeared the above named Bob Stewart  
and Chuck Paulsen, members of Klamath Cascade Group, LLC, an Oregon limited liability company, who

acknowledged the foregoing instrument to be their voluntary act. Before me:



Lindsey M. Stewart  
Notary Public for Oregon

My Commission expires April 22, 2006

Accepted on behalf of the Oregon Department of Transportation