

04 APR 12 PM 2:05

Open 56445

File 7072 008
Drawing 10B-17-36

Vol M04 Page 20940

State of Oregon, County of Klamath
Recorded 04/12/2004 2:05 0 m
Vol M04 Pg 20940-20942
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

WARRANTY DEED

JOHN G. WEST, Grantor, for the true and actual consideration of \$1,050.00 does convey unto the **STATE OF OREGON**, by and through its **DEPARTMENT OF TRANSPORTATION**, Grantee, fee title to the property described on Exhibit "A" dated 12/12/2003 attached hereto and by this reference made a part hereof.

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.

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.: R3908-012DO-00702-000, R872473

Property Address: No physical address
Klamath Falls, OR 97601

20941

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 19th day of March, 2004.


John G. West

California
STATE OF ~~OREGON~~, County of Santa Clara


Dated March 19, 2004. Personally appeared the above named John G. West, who acknowledged the foregoing instrument to be his voluntary act. Before me:




Notary Public for ~~Oregon~~ California

My Commission expires Jan. 14, 2007

Accepted on behalf of the Oregon Department of Transportation


Reg 4 R/W Supervisor

Fee

A parcel of land lying in Parcel 2 of MINOR PARTITION NO. 28-91, Klamath County, Oregon and being a portion of that property described in that Trustee's Deed to John G. West and Sherry A. West, recorded January 15, 2002 in Volume M-02, Page 2479 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 Northwestern side of the center line of the relocated Green Springs Highway which center line is described as follows:

Beginning at Engineer's center line Station 92+700.000, said station being 4.740 meters South and 482.985 meters West of the Northeast corner of Section 13, Township 39 South, Range 8 East, W.M.; thence North 28° 24' 01" East 314.134 meters; thence on a spiral curve right (the long chord of which bears North 31° 44' 30" East 69.905 meters) 70.000 meters; thence on a 200.000 meter radius curve right (the long chord which bears North 50° 43' 42" East 85.221 meters) 85.879 meters; thence on a spiral curve right (the long chord of which bears North 69° 42' 54" East 69.905 meters) 70.000 meters; thence North 73° 03' 23" East 143.436 meters; thence North 73° 42' 41" East 76.551 meters to Engineer's center line Station 93+460.000.

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

Station	to	Station	Width on Northwestern Side of Center Line
93+014.134		93+084.134	14.000 in a straight line to 15.000
93+084.134		93+142.000	15.000 in a straight line to 15.000
93+142.000		93+188.450	15.000 in a straight line to 14.000
93+188.450		93+200.000	14.000 in a straight line to 15.000

Bearings are based on County Survey Number 6739, filed February 8, 2002, Klamath County, Oregon.

This parcel of land contains 192 square meters, more or less, outside of the existing right of way.