

04 MAY 25 PM 2:13

File 7072 009
Drawing 10B-17-36

Vol M04 Page 33062

State of Oregon, County of Klamath
Recorded 05/25/2004 2:13 p.m.
Vol M04 Pg 33062-33064
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

ASDEN BANK
WARRANTY DEED

ROGER A. STEVENS and GWYN E. STEVENS, husband and wife, Grantor, for the true and actual consideration of ~~\$4,500.00~~ **\$9000.00** 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-01000-000, R495020

Property Address: 4750 Hwy 66
Klamath Falls, OR 97601

2/04/04
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csw

3600 A

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.

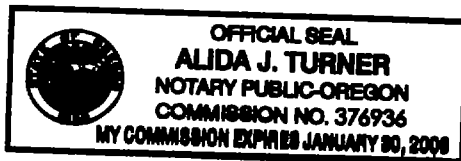
Dated this 6 day of May, 2004.

Roger A. Stevens
Roger A. Stevens

Gwyn E. Stevens
Gwyn E. Stevens

STATE OF OREGON, County of Klamath

Dated May 6, 2004. Personally appeared the above named Roger A. Stevens and Gwyn E. Stevens, husband and wife, who acknowledged the foregoing instrument to be their voluntary act. Before me:



Alida J. Turner
Notary Public for Oregon

My Commission expires 1-30-08

Accepted on behalf of the Oregon Department of Transportation

Richard R. [Signature]

Fee

A parcel of land lying in Parcel 3 of LAND PARTITION 45-96, Klamath County, Oregon and being a portion of that property described in that Warranty Deed to Gwyn E. Stevens, recorded January 27, 2003 in Volume M-03, Page 04908 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 Southeasterly 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 Southeasterly Side of Center Line
93+014.134		93+084.134	14.000 in a straight line to 20.000
93+084.134		93+130.000	20.000 in a straight line to 23.000
93+130.000		93+200.000	23.000 in a straight line to 13.000
93+200.000		93+240.013	13.000 in a straight line to 13.000
93+240.013		93+320.000	13.000 in a straight line to 16.000
93+320.000		93+409.200	16.000 in a straight line to 12.470

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

This parcel of land contains 3044 square meters, more or less, outside of the existing right of way.