

Open 60386

File 7163 003  
Drawing 10B-19-8

Vol M05 Page 24223

State of Oregon, County of Klamath  
Recorded 04/08/2005 10:12 a.m  
Vol M05 Pg 24223-25  
Linda Smith, County Clerk  
Fee \$ 21<sup>00</sup> # of Pgs 3

'05 APR 8 AM 10:12

### WARRANTY DEED

**AMERICAN FOREST SERVICES, LLC, a Delaware limited liability company, which took title as U.S. Timberlands Yakima, L.L.C., a Delaware limited liability company, Grantor, for the true and actual consideration of \$300.00 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 November 1, 2004 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

Map and Tax Lot #: 39-07-32-400

Property Address: OR 66 @ Spencer Bridge  
Klamath Falls, OR 97601

03/14/05  
Page 1 of 2 - wd  
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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 18th day of March, 2005.

**TIMBER RESOURCE SERVICES, LLC, a Delaware limited liability company, as Manager for American Forest Services, LLC, a Delaware limited liability company, which took title as U.S. Timberlands Yakima, L.L.C., a Delaware limited liability company**

Martin Lugo  
Manager

STATE OF \_\_\_\_\_, County of Klamath

Dated March 18, 2005. Personally appeared the above named Martin Lugo as authorized signer for Timber Resource Services, LLC, as Manager of American Forest Services, LLC, a Delaware limited liability company, which took title as U.S. Timberlands Yakima, L.L.C., who acknowledged the foregoing instrument to be their voluntary act. Before me:



Catherine Gray  
Notary Public for  
My Commission expires 5/6/08

Accepted on behalf of the Oregon Department of Transportation

C. J. Buck  
Region 4 R/W Supervisor

**Fee**

A parcel of land lying in the NW¼ of Section 32, Township 39 South, Range 07 East, Willamette Meridian, Klamath County, Oregon and being a portion of that property described in the Warranty Deed to U.S. Timberlands Klamath Falls, L.L.C., recorded August 30, 1996 in Book M96, Page 26857, Klamath County Record of Deeds, said parcel being that portion of said property lying westerly of a line at right angles to the center line of the relocated Greensprings Highway at Engineer's Station 70+960.00 and included in a strip of land 15.000 meters in width, lying on each side of said center line, which center line is described as follows:

Beginning at Engineer's Equation Station 1497+71.0 P.T. feet Back equals 69+939.590 P.O.T. meters Ahead on the center line of the relocated Greensprings Highway, said station being 470.577 meters South and 1279.577 meters West of the quarter corner common to Sections 29 and 32, Township 39 South, Range 7 East, W.M.; thence South 66°29'06" East 61.626 meters; thence on a spiral curve left (the long chord of which bears South 68°38'00" East 89.949 meters) 90.000 meters; thence on a 400.000 meter radius curve left (the long chord of which bears South 80°12'05" East 101.244 meters) 101.516 meters; thence on a spiral curve left (the long chord of which bears North 88°13'50" East 89.949 meters) 90.000 meters; thence North 86°04'56" East 307.992 meters; thence on a spiral curve left (the long chord of which bears North 84°06'24" East 119.943 meters) 120.000 meters; thence on a 580.000 meter radius curve left (the long chord of which bears North 76°40'20" East 70.471 meters) 70.515 meters; thence on a spiral curve left (the long chord of which bears North 69°14'16" East 119.943 meters) 120.000 meters; thence North 67°15'44" East 132.237 meters to Engineer's center line Equation Station 71+033.476 P.O.T. meters Back equals 1575+10.42 feet Ahead.

Bearings are based on the County survey No. 6982, Filed May 19, 2004, Klamath County, Oregon.

This parcel of land contains 1,397 square meters, more or less, outside the existing right of way.