

Vol M05 Page 29074

State of Oregon, County of Klamath
Recorded 04/25/2005 3:16 P m
Vol M05 Pg 29074-76
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

ASD 11/15/06
WARRANTY DEED

ROBERT D. REEVES; CINDY L. REEVES, Grantor, for the true and actual consideration of \$16,910 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 7/12/04** 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 #: 39-10-19B-400

Property Address: 6211 Hwy. 39
Klamath Falls, OR 97603

3100x

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 7th day of April, 2005.



Robert D. Reeves

Cindy L. Reeves

STATE OF OREGON, County of Klamath

Dated April 7th, 2005. Personally appeared the above named Robert D. Reeves, who acknowledged the foregoing instrument to be his voluntary act. Before me:



Notary Public for Oregon

My Commission expires July 29, 2007

STATE OF OREGON, County of Klamath

Dated April 7th, 2005. Personally appeared the above named Cindy L. Reeves, who acknowledged the foregoing instrument to be her voluntary act. Before me:

Notary Public for Oregon

My Commission expires July 29, 2007

Accepted on behalf of the Oregon Department of Transportation

EXHIBIT A - Page 1 of 1**File 7130002**
Drawing 10B-19-22
7/12/04**FEE**

A parcel of land lying in the NW¼ of Section 19, Township 39 South, Range 10 East, W. M., Klamath County, Oregon and being a portion of that property described in that Quitclaim Deed to Robert D. and Cindy L. Reeves, recorded September 5, 2000 in Book M00, Page 32557 of the Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land 18.000 meters in width, lying on the Easterly side of the centerline of the relocated Klamath Falls - Malin Highway, which centerline is described as follows:

Beginning at Engineer's center line Station 0+000.000, said station being located at the quarter corner common to Section 13, Township 39 South, Range 9 East, W.M. and Section 18, Township 39 South, Range 10 East, W.M.; thence South 0°01'10" West along the West line of said Section 18 to Engineer's center line Station 0+810.028, said station being located at the Southwest corner of said Section 18; thence South 0°36'54" West to Engineer's Station 1+618.086; thence South 0°18'18" West to Engineer's Station 2+451.692, said station being located at the Southwest corner of Section 19, Township 39 South, Range 10 East, W.M.

Bearings are based on County Survey No. 6981, filed May 19, 2004, Klamath County, Oregon.

This parcel of land contains 810 square meters, more or less, outside the existing right of way.