

WTC 1396 - 10785

2012-002336

Klamath County, Oregon

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by ODOT. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.



00114826201200023360230231

03/05/2012 03:23:24 PM

Fee: \$147.00

Reference: _____

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: OREGON DEPT. OF TRANSPORTATION
Address: RIGHT OF WAY SECTION
4040 FAIRVIEW INDUSTRIAL DRIVE SE MS #2
City, ST Zip: SALEM OR 97302-1142

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): WARRANTY DEED

3. DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name & Address:	PAULINE M. KAYLOR	CAROLINE A. BAKER	GERALD A. DIXON
Grantor Name & Address:	2106 TOWN CENTER DR	3275 WILLET TA PL SW	239 RANDALL AVE
Grantor Name & Address:	KLAMATH FALLS OR 97601	ALBANY OR 97321	VACAVILLE CA 95687
Grantor Name & Address:	ORVILLE D. DIXON	SHIRLEY R. LONG	LEE KAYLOR
Grantor Name & Address:	7265 NATIVE DANCER PL	578 STURDIVANT AVE	148 E. STONEWATER CT
Grantor Name & Address:	RENO NV 89502	KLAMATH FALLS OR 97603	EAGLE ID 83616
Grantor Name & Address:	JERRY E. KAYLOR	SUSAN M. MCKINNIS	CAROLEE D. FREITAS
Grantor Name & Address:	1738 SE ALDER LANE DR	1522 ALVES DRIVE	P.O. BOX 563
Grantor Name & Address:	TOLEDO OR 97391	WEED CA 96094	DORRIS CA 96023
Grantor Name & Address:	JOANNE VON SAVOYE	MARY KAY BARNETT	
Grantor Name & Address:	3873 BIG FOOT CIRCLE	P.O. BOX 12	
Grantor Name & Address:	P.O. BOX 4436	MACDOEL CA 96058	
Grantor Name & Address:	CAMP CONNELL CA 95223		

4. INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name & Address: OREGON DEPT. OF TRANSPORTATION
Grantee Name & Address: RIGHT OF WAY SECTION
Grantee Name & Address: 4040 FAIRVIEW INDUSTRIAL DRIVE SE MS #2
Grantee Name & Address: SALEM OR 97302-1142

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

147 AMJ

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:
**UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO
THE FOLLOWING ADDRESS:**

Name: OREGON DEPT. OF
TRANSPORTATION
Address: RIGHT OF WAY SECTION
4040 FAIRVIEW INDUSTRIAL DRIVE
SE MS #2
City, ST Zip: SALEM OR 97302-1142

6. **TRUE AND ACTUAL CONSIDERATION –**
Required by ORS 93.030 for an instrument conveying
or contracting to convey fee title or any memorandum
of such instrument:

\$ 1,200.00

7. **TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that
could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)**

Tax Acct. No.: 40 10 07 01300

WARRANTY DEED

PAULINE KAYLOR; CAROLINE BAKER; GERALD DIXON; ORVILLE DIXON; SHIRLEY LONG;
~~BARBARA KAYLOR~~; LEE KAYLOR; JERRY KAYLOR; SUSAN MCKINNIS; CAROLEE FREITAS; ~~JOHN~~
~~KAYLOR~~; ~~LISA ROBISON~~; JOANNE VON SAVOYE; MARY BARNETT; ~~BETTY SOMMARS~~, formerly known as
Betty Feather; ~~LEA TUBBE~~, formerly known as Lea Cox, Grantor, for the true and actual consideration of
\$ 1,200.00 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 9/27/2011, 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.

RETURN TO AND TAX STATEMENT TO
OREGON DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SECTION
4040 FAIRVIEW INDUSTRIAL DRIVE SE, MS#2
SALEM OR 97302-1142

Map and Tax Lot #: 40 10 07 01300

Property Address:

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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The statement above is required by law to be included in this instrument. PLEASE NOTE: the property described in this instrument is not a "lot" or "parcel" as defined in ORS 92.010 or 215.010. Nevertheless, the property is a legally created unit of land as described in ORS 92.010 (8) (d) or (e).

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 18 day of November, 2011.

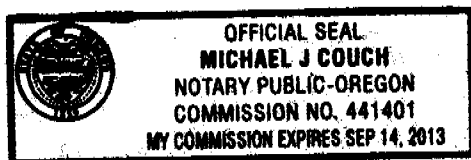
***See attached separate signature and acknowledgment pages 3 thru 18**

*Signature page 3 of 18 as attached to above Warranty Deed dated November 18, 2011

Pauline Kaylor
Pauline Kaylor

STATE OF Oregon, County of Linn

Dated November 25th, 2011. Personally appeared, and signed before me by, the above named
Pauline Kaylor, who acknowledged the foregoing instrument to be her voluntary act. Before me:



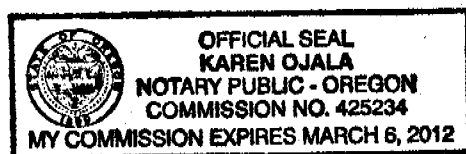
Michael J Couch
Notary Public for September 14, 2013
My Commission expires State of OR Linn County

*Signature page 4 of 18 as attached to above Warranty Deed dated November 18, 2011

Caroline Baker
Caroline Baker

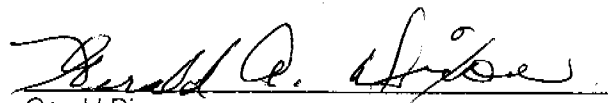
STATE OF OREGON, County of MARION

Dated DECEMBER 2, 2011. Personally appeared, and signed before me by, the above named
Caroline Baker, who acknowledged the foregoing instrument to be her voluntary act. Before me:



Karen Ojala
Notary Public for OREGON
My Commission expires MARCH 6, 2012

*Signature page 5 of 18 as attached to above Warranty Deed dated November 18, 2011


Gerald Dixon

STATE OF _____, County of _____

Dated _____, 20____. Personally appeared, and signed before me by, the above named
Gerald Dixon, who acknowledged the foregoing instrument to be his voluntary act. Before me:

Notary Public for _____

My Commission expires _____

- SEE ATTACHED CERTIFICATE -

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of SOLANO

On DEC. 6, 2011 before me, MARY CATHERINE LEIGHTON, Notary Public

personally appeared GERALD A. DIXON



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Mary Catherine Leighton

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer — Title(s): _____ ☐ Corporate Officer — Title(s): _____

☐ Individual ☐ Individual

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact ☐ Attorney in Fact

☐ Trustee ☐ Trustee

☐ Guardian or Conservator ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

*Signature page 6 of 18 as attached to above Warranty Deed dated November 18, 2011

Orville Dixon

Orville Dixon

STATE OF Nevada, County of Washoe

Dated December 21, 2011, Personally appeared, and signed before me by, the above named Orville Dixon, who acknowledged the foregoing instrument to be his voluntary act. Before me:

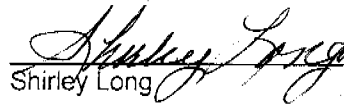


Suzie H. Carrillo

Notary Public for State of Nevada

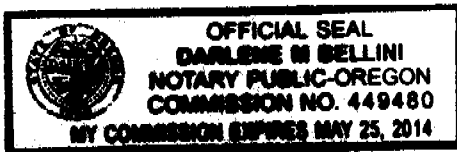
My Commission expires April 17, 2015

*Signature page 7 of 18 as attached to above Warranty Deed dated November 18, 2011


Shirley Long

STATE OF Oregon County of Klamath

Dated November 18, 2011. Personally appeared, and signed before me by, the above named Shirley Long, who acknowledged the foregoing instrument to be her voluntary act. Before me:





Notary Public for Oregon

My Commission expires MAY 25, 2014

*Signature page 8 of 18 as attached to above Warranty Deed dated November 18, 2011

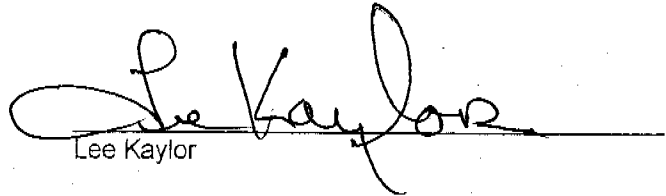
Barbara Kaylor

STATE OF _____, County of _____

Dated _____, 20_____. Personally appeared, and signed before me by, the above named
Barbara Kaylor, who acknowledged the foregoing instrument to be her voluntary act. Before me:

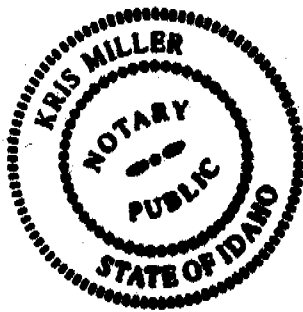
Notary Public for _____
My Commission expires _____


*Signature page 9 of 18 as attached to above Warranty Deed dated November 18, 2011


Lee Kaylor

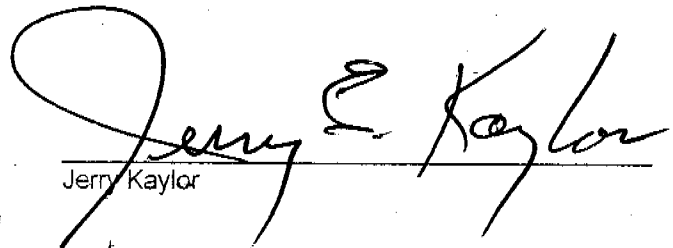
STATE OF Idaho, County of Ada

Dated December 19th, 20 11. Personally appeared, and signed before me by, the above named
Lee Kaylor, who acknowledged the foregoing instrument to be his voluntary act. Before me:



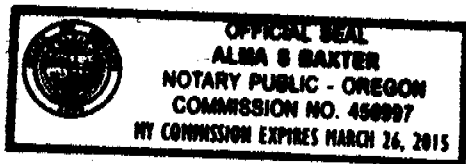

Notary Public for State of Idaho
My Commission expires 9/8/2016

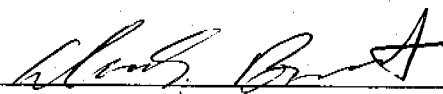
*Signature page 10 of 18 as attached to above Warranty Deed dated November 18, 2011


Jerry Kaylor

STATE OF Oregon, County of Lincoln

Dated December 19, 2011 Personally appeared, and signed before me by, the above named
Jerry Kaylor, who acknowledged the foregoing instrument to be his voluntary act. Before me:




Notary Public for Oregon
My Commission expires March 26, 2015

*Signature page 11 of 18 as attached to above Warranty Deed dated November 18, 2011

Susan McKinnis
Susan McKinnis

STATE OF California County of Siskiyou

Dated January 10, 2012 Personally appeared, and signed before me by, the above named

Susan McKinnis, who acknowledged the foregoing instrument to be her voluntary act. Before me:



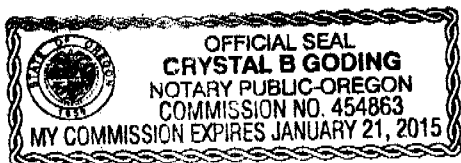
Michelle E. Gonzales
Notary Public for California
My Commission expires 7-16-14

*Signature page 12 of 18 as attached to above Warranty Deed dated November 18, 2011

Carolee D. Freitas
Carolee Freitas

STATE OF Oregon, County of Klamath

Dated January 12, 20 12. Personally appeared, and signed before me by, the above named
Carolee Freitas, who acknowledged the foregoing instrument to be her voluntary act. Before me:



Crystal B Goding
Notary Public for 1215 @ Klamath
My Commission expires 1/21/15

*Signature page 13 of 18 as attached to above Warranty Deed dated November 18, 2011

John Kaylor

STATE OF _____, County of _____

Dated _____, 20_____. Personally appeared, and signed before me by, the above named
John Kaylor, who acknowledged the foregoing instrument to be his voluntary act. Before me:

Notary Public for _____
My Commission expires _____

*Signature page 14 of 18 as attached to above Warranty Deed dated November 18, 2011

Lisa Robison

STATE OF _____, County of _____

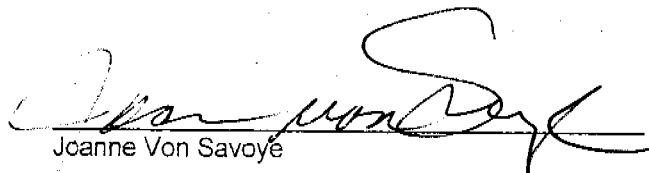
Dated _____, 20_____. Personally appeared, and signed before me by, the above named

Lisa Robison, who acknowledged the foregoing instrument to be her voluntary act. Before me:

Notary Public for _____

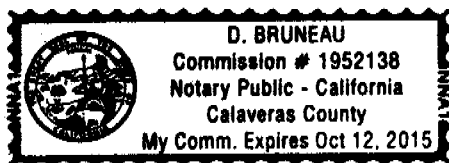
My Commission expires _____

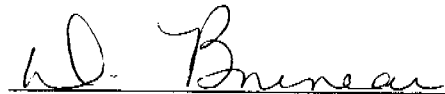
*Signature page 15 of 18 as attached to above Warranty Deed dated November 18, 2011


Joanne Von Savoye

STATE OF California, County of Calaveras

Dated December 9, 2011, Personally appeared, and signed before me by, the above named Joanne Von Savoye, who acknowledged the foregoing instrument to be her voluntary act. Before me:




Notary Public for California
My Commission expires 10-12-2015

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

State of California

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)ss.

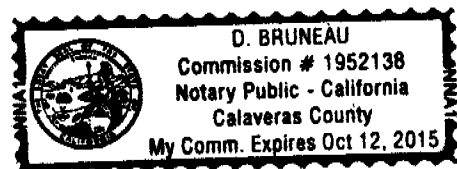
County of Calaveras

)

On December 9, 2011 before me D. Bruneau, Notary Public,
personally appeared Joanne Von Savoye,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature D. Bruneau (Seal)

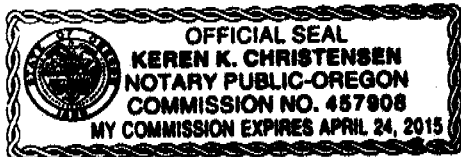


*Signature page 16 of 18 as attached to above Warranty Deed dated November 18, 2011

Mary Barnett
Mary Barnett

STATE OF Oregon, County of Klamath

Dated December 13, 2011. Personally appeared, and signed before me by, the above named
Mary Barnett, who acknowledged the foregoing instrument to be her voluntary act. Before me:



Keren K. Christensen
Notary Public for Oregon
My Commission expires 4/24/2015

*Signature page 17 of 18 as attached to above Warranty Deed dated November 18, 2011

Betty Sommars, formerly known as Betty Feather

STATE OF _____, County of _____

Dated _____, 20____. Personally appeared, and signed before me by, the above named
Betty Sommars, who acknowledged the foregoing instrument to be her voluntary act. Before me:

Notary Public for _____

My Commission expires _____

*Signature page 18 of 18 as attached to above Warranty Deed dated November 18, 2011

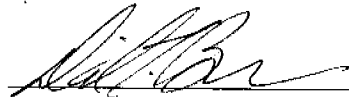
Lea Tubbe, formerly known as Lea Cox

STATE OF _____, County of _____

Dated _____, 20____. Personally appeared, and signed before me by the above named
Lea Tubbe, who acknowledged the foregoing instrument to be her voluntary act. Before me:

Notary Public for _____
My Commission expires _____

Accepted on behalf of the Oregon Department of Transportation



FEE

A parcel of land lying in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 40 South, Range 10 East, W.M., Klamath County, Oregon and being a portion of that property described in that certain Deed to William and Blanch Kaylor, recorded January 26, 1921 in Book 55, Page 404, Klamath County Record of Deeds; said parcel is bounded on the Northeast by the Southwesterly right of way line, 30.00 feet from center line, of the Klamath Falls – Malin Highway right of way as depicted on ODOT right of way map 4B-06-05 dated 1923, bounded on the Southwest by the Northeasterly right of way line, 50.00 feet from center line, of the Southern Pacific Railroad and bounded on the West by the Easterly right of way line, 30.00 feet from center line, of Matney Road (a county road).

This parcel of land contains 358 square feet, more or less.