

WTZ 1396-10785

2012-002337

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.



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03/05/2012 03:23:27 PM

Fee: \$57.00

Reference: _____

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: OREGON DEPT. OF TRANSPORTATIONAddress: RIGHT OF WAY SECTION4040 FAIRVIEW INDUSTRIAL DRIVE SE MS #2City, 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): QUITCLAIM 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: BETTY SOMMARSGrantor Name & Address: 7480 S HOUSTOUN WARING CIRCLEGrantor Name & Address: LITTLETON CO 80120

Grantor Name & Address: _____

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 TRANSPORTATIONGrantee Name & Address: RIGHT OF WAY SECTIONGrantee Name & Address: 4040 FAIRVIEW INDUSTRIAL DRIVE SE MS #2Grantee Name & Address: SALEM OR 97302-1142**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 TRANSPORTATIONAddress: RIGHT OF WAY SECTION
4040 FAIRVIEW INDUSTRIAL DRIVE SE MS #2City, 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:\$ 0.00

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.

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

57Amc

QUITCLAIM DEED

BETTY SOMMARS, formerly known as Betty Feathers, Grantor, for no monetary consideration does relinquish and forever quitclaim unto the **STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION**, Grantee, all of Grantor's right, title, and interest in and to the property described on **Exhibit "A" dated 9/27/2011**, attached hereto and by this reference made a part hereof.

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.

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.

SEND TAX STATEMENT TO: NO CHANGE

RETURN 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.

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 28th day of December, 2011.

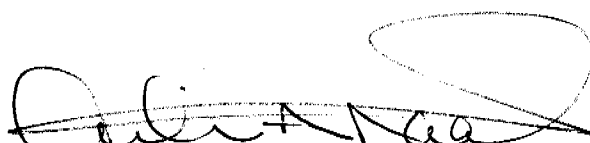

Betty Sommars, formerly known as Betty Feathers

Colorado
STATE OF OREGON, County of Denver

Dated December 28th, 2011. Personally appeared, and signed before me by the above named Betty Sommars, who acknowledged the foregoing instrument to be her voluntary act. Before me:



My Commission Expires 11/07/2015


Notary Public for ~~Oregon~~ Colorado
My Commission expires 11/7/2015

Accepted on behalf of the Oregon Department of Transportation



STATE OF COLORADO)
) ss.
CITY & COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 20th day of December, 2011, by BETTY SOMMARS, Grantor.

Witness my hand and official seal.

Lisa S. Gutierrez
Notary Public

My commission expires: 10/21/15

[SEAL]



My Commission Expires 10/21/2015

FEE

A parcel of land lying in the NW¼SW¼ 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.