

After Recording Return to, and
Send Tax Statements to:
Klamath County
305 Main Street
Klamath Falls, OR 97601

2012-010519

Klamath County, Oregon



00124669201200105190080081

09/24/2012 10:28:42 AM

Fee: NO FEE

Return to Commissioner's Journal

WARRANTY DEED

KLAMATH KID CENTER, INC., an Oregon Non-Profit Corporation, hereinafter called Grantor, for the true and actual consideration of Seven Hundred Dollars, conveys to **KLAMATH COUNTY**, a political subdivision of the State of Oregon, hereinafter called Grantee, fee simple interest in all that real property situated in Klamath County, State of Oregon, described as follows:

A tract of land being a portion of Lot 1, Block 2 of Plat of Second Addition to Altamont Acres, said tract also lying in the Northwest one-quarter of the Southeast one-quarter (NW $\frac{1}{4}$, SE $\frac{1}{4}$) of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that parcel of land conveyed to Klamath Kid Center, Inc. by that certain deed recorded June 15th, 2010, Recorded in Instrument No. 2010-007313, KLAMATH COUNTY OREGON DEED RECORDS, said tract being more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block 2 of Plat of Second Addition to Altamont Acres, said point also being at the intersection of the Easterly right of way of Altamont Drive and the Southerly right of way Laverne Avenue; thence Southerly, along the West line of said Lot 1 and the Easterly right of way of Altamont Drive, 20.00 feet; thence leaving said West line and Easterly right of way, Northeasterly to a point on the North line of said Lot 1 and the Southerly right of way of Laverne Avenue, said point being 20.00 feet Easterly from the Point of Beginning; thence Westerly, along said North line of Lot 1, 20.00 feet to the Point of Beginning, all in Klamath County, Oregon.

The tract of land to which this description applies contains 200 square feet, more or less.

To have and to hold the said premises unto said GRANTEE and covenants the GRANTOR is the owner of the above described property free and clear of all encumbrances except easements, conditions and restrictions of record and will warrant and defend the same against all persons who may lawfully claim the same, except as may be shown above.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28th day of August, 2012.

KLAMATH KID CENTER, INC,
an Oregon Non-Profit Corporation

[Signature]

STATE OF OREGON)
) ss.
County of Klamath)

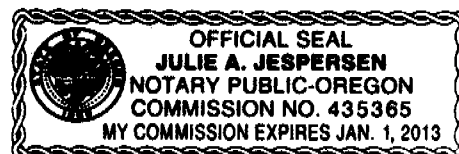
On August 28, 2012, personally appeared the above-named

David Michael Schoper
and acknowledged the foregoing instrument to be his voluntary act before me.

[Signature]
Notary Public for Oregon
My Commission Expires: Jan 1, 2013

This conveyance is accepted and approved
for recording on behalf of Klamath County.

[Signature]





Lane County Public Works Department

July 26, 2012

Klamath Kid Center, Inc.
3801 Altamont Drive
Klamath Falls, Oregon 97603

OFFER TO PURCHASE REAL PROPERTY

The Lane County Department of Public Works, acting on behalf of Klamath County, has been authorized to acquire additional right-of-way for the Altamont Drive Improvement Project. The public records show that you have an ownership interest in the real property needed for this project.

This letter is an offer from Lane County to purchase the fee interest in the real property identified by the attached legal description and drawing, labeled Exhibits A and B, respectively. The affected property is a portion of Tax Lot 5700 on Klamath County Assessor's Map No. 39-09-10DB.

Upon delivery of a Warranty Deed, you will be paid the sum of \$700.00 as total compensation. Conveyance shall be made free of all liens and encumbrances that could adversely affect the proposed use of the property. Klamath County will pay all of the normal and customary closing costs, if any.

Lane County has based this offer upon an analysis and valuation of the property made by a qualified professional appraiser. As a result, we believe the offer represents full and just compensation. A copy of the Determination of Value upon which the offer is based is included with this offer.

Oregon law provides a minimum 40 days from the date of this initial written offer for you, the owner, to consider accepting or rejecting it. Your decision to accept or reject may be made at any time prior to expiration of the 40-day period if you choose. If the offer is neither accepted nor rejected at the end of the 40-day period, the offer will be considered rejected. The 40-day provision does not apply when an emergency has been declared by the road authority.

Right of Way Management Section

3040 North Delta Highway • Eugene OR 97408-1696 • (541) 682-6981 • FAX: (541) 682-8557 • www.lanecounty.org/pw

Page Two
Offer to Purchase dated July 26, 2012

All right-of-way acquisitions by Lane County are conducted pursuant to Public Law 91-646, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended by Public Law 100-17, the Surface Transportation and Uniform Relocation Assistance Act of 1987 and applicable state laws.

We hope this offer meets with your approval. The offer may be accepted by signing the Acceptance of Offer below and returning it to Lane County Public Works, 3040 Delta Highway North, Eugene, Oregon 97408. If we can provide any further information about the offer or the project, kindly call my direct number at 541-682-6985. I can also be reached via E-mail at karl.oakes@co.lane.or.us.

Respectfully,



Property Officer
Lane County Public Works

ACCEPTANCE OF OFFER

We hereby accept Lane County's offer, made on behalf of Klamath County, of \$700.00 for the property described above. This is the total amount of compensation to be paid for all property rights being conveyed, regardless of the number of persons claiming an interest in the property. This agreement is binding upon the heirs, Personal Representative, successors, lessees, tenants and assigns of the Seller.

Dated this 28th day of August, 2012.

Klamath Kid Center, Inc.,
An Oregon Non-Profit Corporation



94-3029548
Federal Tax Identification No.

Right of Way Management Section

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Exhibit A

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ACQUISITION MAP

EXHIBIT **B**

LAVER

2 MH

PP#D8938

WATER
VALVES

SIDEWALK

EXISTIN

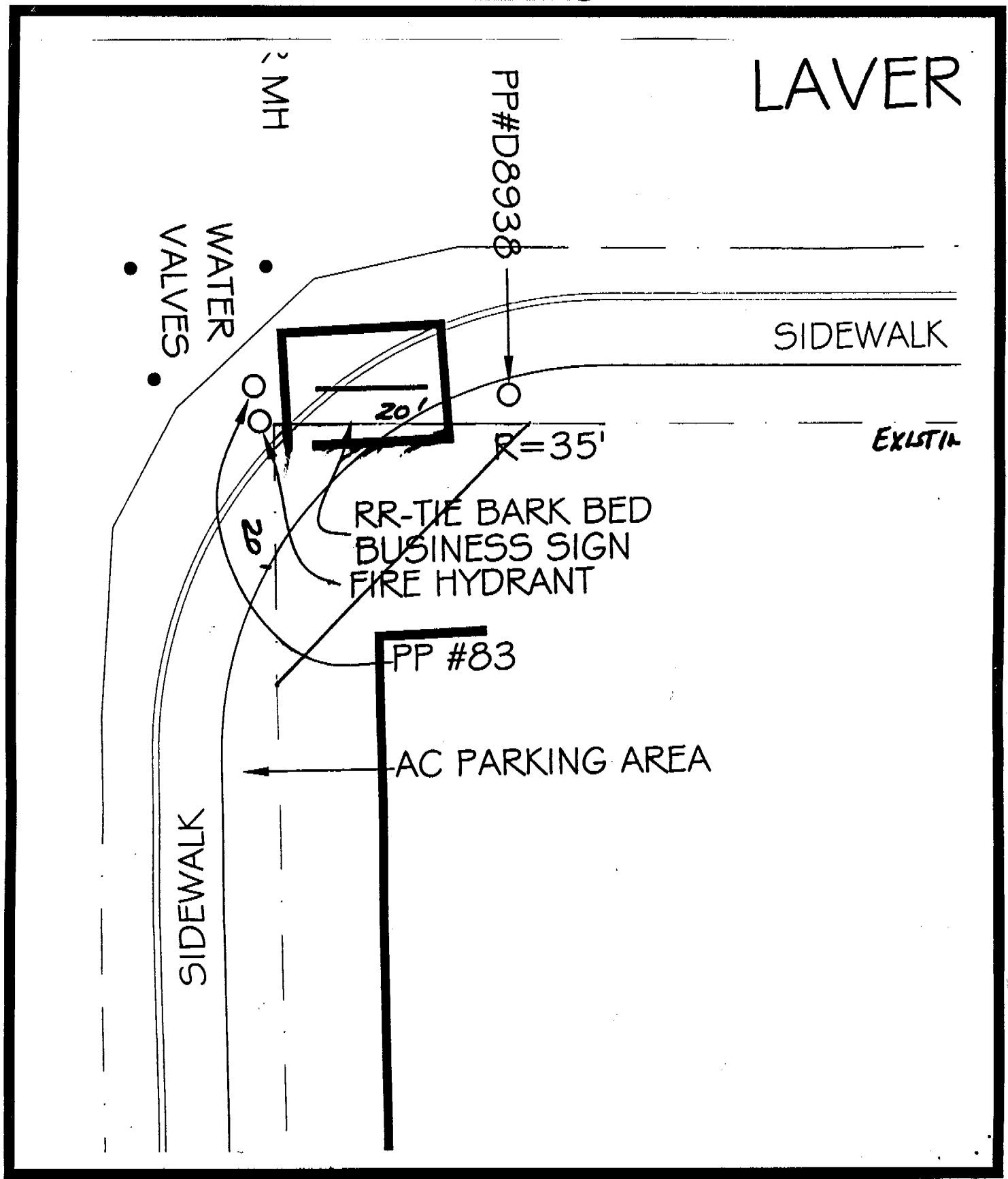
R=35'

RR-TIE BARK BED
BUSINESS SIGN
FIRE HYDRANT

PP #83

AC PARKING AREA

SIDEWALK



OWNER: Klamath Kid Center, Inc.
ADDRESS: 3801 Altamont Drive
Klamath Falls, Oregon 97603

PROJECT: Altamont/Hilyard
PARCEL: 1479-10
STATION: 52+00 – 53+00
PHONE: (541) 883-8141

SETTLEMENT AND OBLIGATIONS SUMMARY

Basis of Settlement

200 sq. ft. of commercial land @ \$3.00/sq. ft.	\$600
30 sq. ft. of asphalt pavement	\$38
Half yard of topsoil	<u>\$30</u>
Total Compensation (As per the Counteroffer)	\$700
	(Rounded)

Acquiring Agency Obligations

No Klamath County obligations

Seller Obligations

No seller obligations.

Negotiator: 
Karl L. Oakes, Lane County

Dated: 8/31/2012

Reviewed: 
Doug Freeman, Lane County

Dated: 8/31/2012

Approved: 
Stan Strickland, Klamath County

Dated: SEP 10 2012

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