

**WARRANTY DEED**

**TRUAX HOLDINGS, LTD, an Oregon corporation**, Grantor, for the true and actual consideration of **\$350** 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 9/12/2012**, attached hereto and by this reference made a part hereof.

TOGETHER WITH all abutter's rights of access, if any, between the above-described parcel and Grantor's remaining real property.

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 reduction in value 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.

**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 #: 3909-002BD-07100-000

Property Address: 4653 South 6<sup>th</sup> Street  
Klamath Falls, OR 97603

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.

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 (9) (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 22<sup>ND</sup> day of October, 2012.

TRUAX HOLDINGS, LTD, an Oregon corporation

By

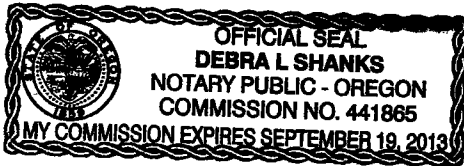
President

By

Secretary

STATE OF OREGON, County of BENTON

Dated OCTOBER 22, 2002. Personally appeared JOHN TRUAX  
and MARIA TRUAX, who, being sworn, stated that they are the President and Secretary of  
Truax Holdings, LTD, an Oregon corporation, and that this instrument was voluntarily signed on behalf of the  
corporation by authority of its Board of Directors. Before me:



Debora L. Shanks  
Notary Public for Oregon  
My Commission expires 9-19-2013

Accepted on behalf of the Oregon Department of Transportation

[Signature]

**Fee**

A parcel of land lying in the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 2, Township 39 South, Range 9 East, W.M., Klamath County, Oregon; said parcel being a portion of that property designated as Parcel 2 and described in that Bargain and Sale Deed to Truax Holdings, LTD., recorded December 29, 2009 in Book 2009, Page 016189, Klamath County Record of Deeds; said parcel being that portion of said property lying Southeasterly of the following described line:

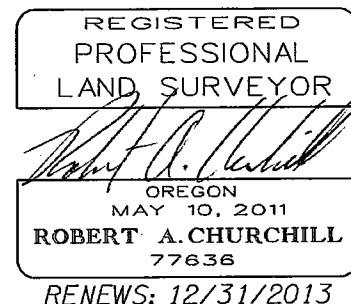
Beginning at a point opposite and 36.00 feet Northerly of Engineer's Station 92+00.00 on the center line of the relocated Klamath Falls – Lakeview Highway; thence Northeasterly in a straight line to a point opposite and 55.00 feet Northerly of Engineer's Station 92+14.00 on said center line.

The center line of the relocated Klamath Falls – Lakeview Highway is described as follows:

Beginning at Engineer's center line Station 75+21.60, said station being 131.80 feet East and 1.47 feet South of the West quarter corner of Section 2, Township 39 South, Range 9 East W.M.; thence North 89° 44' 04" East 2,984.00 feet; thence South 89° 52' 38" East 2,309.15 feet to Engineer's center line Station 128+14.75 Back equals 128+15.00 Ahead, on said center line.

Bearings are based on County Survey No. 7892, filed January, 2012, Klamath County, Oregon.

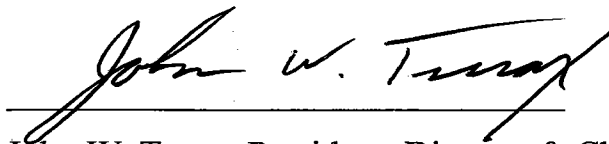
This parcel of land contains 44 square feet, more or less.



## CORPORATE RESOLUTION

It is hereby resolved that John W. Truax, President of Truax Holdings LTD and Maria Truax, Secretary of Truax Holdings LTD are hereby authorized to sign property sales documents, escrow instructions, and deeds on the behalf of Truax Holdings LTD.

Adopted this day, 1st of October 2012 by the Board of Directors of Truax Holdings LTD.

A handwritten signature in cursive script, reading 'John W. Truax', written over a horizontal line.

John W. Truax, President, Director & Chairman

A handwritten signature in cursive script, reading 'Maria C. Truax', written over a horizontal line.

Maria C. Truax, Secretary and Director