

WTC 91734

2012-013240

Klamath County, Oregon

11/29/2012 03:25:10 PM

Fee: \$47.00

WARRANTY DEED

JAMES W. COLLINS, Grantor, for the true and actual consideration of **\$850.00** 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 **3/15/2012**, attached hereto and by this reference made a part hereof.

TOGETHER WITH all abutter's rights of access, if any, between the Klamath Falls- Lakeview Highway and Grantor's remaining real property, EXCEPT, however,

Grantee shall either construct a public frontage road, or provide some other access road on the Right side of the highway, and Grantor and Grantor's heirs, successors and assigns, shall be entitled to access to said road for any purpose upon application filed with Grantee and issuance of a road approach permit pursuant to applicable statutes and regulations. Said road shall be connected to the main highway or to other public ways only at such places as Grantee may select.

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 #: 38 11 004B0 02800

Property Address: Block 32 Lot 13 Forest Estates
Klamath Falls, OR 97601

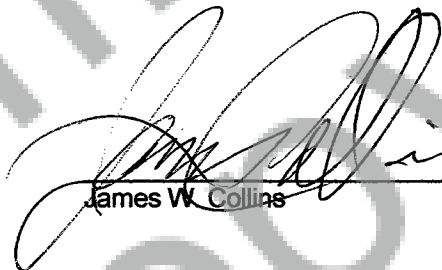
47AND

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.

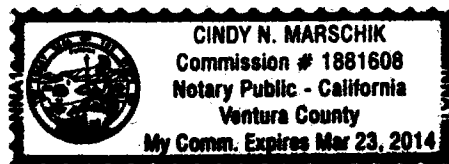
Dated this 15th day of NOVEMBER, 20 12.


James W. Collins

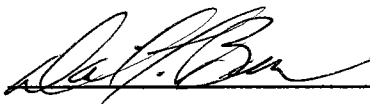
STATE OF California, County of VENTURA

Dated NOVEMBER 15, 20 12. Personally appeared, and signed before me by, the above named James W. Collins, who acknowledged the foregoing instrument to be his voluntary act. Before me:


Notary Public for California
My Commission expires MARCH 23, 2014



Accepted on behalf of the Oregon Department of Transportation



Fee

A parcel of land lying in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4, Township 38 South, Range 11 East, W.M., Klamath County, Oregon and being a portion of that property described in that Warranty Deed to James W. Collins, recorded October 1, 1998 in Book M98, Page 36246, Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land, variable in width, lying on the Southwesterly side of the center line of the relocated Klamath Falls - Lakeview Highway, which center line is described as follows:

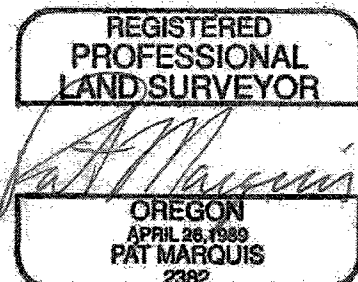
Beginning at Engineer's center line Station 1387+24.44 P.T., said station being 3,752.54 feet South and 4,407.60 feet West of the East Quarter Corner of Section 33, Township 37 South, Range 11 East, W.M.; thence South 42° 56' 32" East 449.16 feet; thence on a spiral curve right (the long chord of which bears South 42° 29' 32" East 120.00 feet) 120.00 feet; thence on a 2,546.48 foot radius curve right (the long chord of which bears South 38° 59' 56" East 230.42 feet) 230.50 feet; thence on a spiral curve right (the long chord of which bears South 35° 30' 21" East 120.00 feet) 120.00 feet; thence South 35° 03' 21" East 309.71 feet; thence on a spiral curve left (the long chord of which bears South 37° 33' 20" East 199.85 feet) 200.00 feet; thence on a 763.94 foot radius curve left (the long chord of which bears South 87° 52' 07" East 1,086.26 feet) 1,208.35 feet; thence on a spiral curve left (the long chord of which bears North 41° 49' 05" East 199.85 feet) 200.00 feet; thence North 39° 19' 06" East 9.31 feet; thence on a spiral curve right (the long chord of which bears North 41° 49' 05" East 199.85 feet) 200.00 feet; thence on a 763.94 foot radius curve right (the long chord of which bears North 73° 03' 30" East 675.53 feet) 699.73 feet; thence on a spiral curve right (the long chord of which bears South 75° 42' 05" East 199.85 feet) 200.00 feet; thence South 73° 12' 06" East 573.07 feet to Engineer's Station 1432+44.27 P.S. on said center line.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on the Southwesterly Side of Center Line
1395+24.10		1401+53.81	135.00 in a straight line to 180.00
1401+53.81		1405+00.00	180.00 in a straight line to 165.00

Bearings are based upon CS 7047, Surveyed Records of Klamath County.

This parcel of land contains 5,815 square feet, more or less.



Expires 12-31-2012