

WTC 9/27/12

2012-014490
Klamath County, Oregon
12/31/2012 12:22:34 PM
Fee: \$57.00

WARRANTY DEED

BIBLE BAPTIST CHURCH, an Oregon non-profit corporation, Grantor, for the true and actual consideration of **\$1,520.00** does convey unto the **STATE OF OREGON**, by and through its **DEPARTMENT OF TRANSPORTATION** Grantee, fee title to the property described as **Parcels 1, 2 and 3 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 1, and Grantor's remaining real property.

TOGETHER WITH ALL abutter's rights of access, if any, between the above-described Parcels 2 and 3, and Grantor's remaining real property, EXCEPT, however,

Reserving access rights for the service of Grantor's remaining property, to and from said remaining property to the abutting highway at the following place(s), in the following width(s):

Hwy. Engr's Sta.	Side of Hwy.	Width
98 + 98	North	35'

The access rights reserved herein are subject to, and may only be exercised in accordance with, the statutes and administrative rules applicable to access control and road approaches. Such access is contingent upon issuance of an approach road permit, and no access rights may be exercised or construction of an approach road begun unless, and until, a standard Approach Road Permit application is submitted and a permit issued by the Oregon Department of Transportation. The approach road may only be constructed or maintained upon issuance of such permit and in accordance with such permit. If the State constructs the approach road during a highway project, Grantor is required to sign a standard Approach Road Permit to ensure proper operation and maintenance of the approach road.

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.

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-03000-000

Property Address: 4849 S. 6th Street
Klamath Falls, OR 97603

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.

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 13 day of November, 2012.

BIBLE BAPTIST CHURCH, an Oregon non-profit corporation

By *Ron Lankford*
Chairman

By *T. Insurance*
Vice Chairman

STATE OF OREGON, County of Oregon

Dated Nov 13, 20 12. Personally appeared Ronald Lanikford

and Timothy Laurance, who, being sworn, stated that they are the President and Secretary of Bible Baptist Church, an Oregon non-profit corporation, and that this instrument was voluntarily signed on behalf of the corporation by authority of its Board of Directors. Before me:



Kellie Rae Webb
Notary Public for Oregon
My Commission expires Jan 28, 2013

Accepted on behalf of the Oregon Department of Transportation

[Signature]

Parcel 1 – Fee

A parcel of land lying in the SE¼NW¼ of Section 2, Township 39 South, Range 9 East, W.M., Klamath County, Oregon; said parcel being a portion of that property described in that Warranty Deed to Bible Baptist Church, recorded February 20, 1954 in Book 265, Page 392, Klamath County Record of Deeds; said parcel being that portion of said property included in a strip of land, variable in width, lying Northerly 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 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.

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

Station	to	Station	Width on Southerly Side of Center Line
99+21.00		99+35.00	41.00
99+35.00		99+42.00	47.00
99+42.00		101+00.00	41.00

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

This parcel of land contains 79 square feet, more or less.

Parcel 2 – Fee

A parcel of land lying in the SE¼NW¼ of Section 2, Township 39 South, Range 9 East, W.M., Klamath County, Oregon; said parcel being a portion of that property described in that Warranty Deed to Bible Baptist Church, recorded July 11, 1991 in Book M91, Page 13517, Klamath County Record of Deeds; said parcel being that portion of said property lying easterly of a line at right angles to the center line of the relocated Klamath Falls – Lakeview Highway at Engineer's Station 99+42.00 and included in a strip of land 41.00 feet in width, lying on the Northerly side of said center line, which center line is described in Parcel 1.

This parcel of land contains 76 square feet, more or less.

Parcel 3 – 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 described in that Warranty Deed to Bible Baptist Church, recorded July 11, 1991 in Book M91, Page 13515, Klamath County Record of Deeds; said parcel being that portion of said property lying easterly of a line at right angles to the center line of the relocated Klamath Falls – Lakeview Highway at Engineer's Station 99+42.00 and included in a strip of land 41.00 feet in width, lying on the Northerly side of said center line, which center line is described in Parcel 1.

This parcel of land contains 61 square feet, more or less.



RENEWS: 12/13/13