

Q MTC 91784

2013-000714

Klamath County, Oregon

01/22/2013 08:59:57 AM

Fee: \$52.00

WARRANTY DEED

WAYNE L. WOLF and V. SUE WOLF, husband and wife, Grantor, for the true and actual consideration of **\$400.00** 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.

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 004A0 03900

Property Address: 31013 Goldeneye Lane
Bonanza, OR 97623

52 Amt

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 18 day of December, 2012

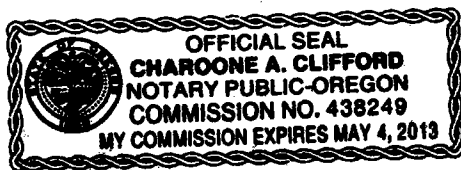
Wayne L. Wolf

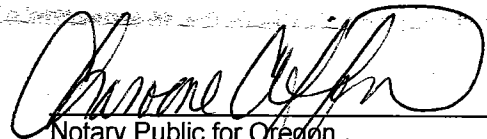
Sue Wolf

V. Sue Wolf

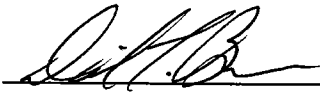
STATE OF OREGON, County of Klamath

Dated December 18, 20 12. Personally appeared, and signed before me by the above named
Wayne L. Wolf and V. Sue Wolf, who acknowledged the foregoing instrument to be their voluntary act. Before me:




Notary Public for Oregon
My Commission expires May 4, 2013

Accepted on behalf of the Oregon Department of Transportation



Fee

A parcel of land lying in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ 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 Wayne L. Wolf and V. Sue Wolf, recorded October 9, 1996 in Book M96, Page 32103, Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land, 55.00 feet in width, lying on the Southerly 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.

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

This parcel of land contains 2,905 square feet, more or less.

