

**WARRANTY DEED**

**CRISTINA FARESHDA DEHLAVI and MATTHEW TAHMOURES DEHLAVI; DENNIS A. DES LAURIERS and D. ANN DES LAURIERS, TRUSTEES of the Des Lauriers Family Revocable Lifetime Trust, dated January 17, 1997, Grantor, for the true and actual consideration of \$650 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 04200

Property Address:

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 15 day of January, 2013.

Cristina Fareshda Dehlavi  
Cristina Fareshda Dehlavi

Matthew Tahmoures Dehlavi  
Matthew Tahmoures Dehlavi

DES LAURIERS FAMILY REVOCABLE LIFETIME  
TRUST, dated January 17, 1997

Dennis A. Des Lauriers TRUSTEE  
Dennis A. Des Lauriers, Trustee

D. Ann Des Lauriers, Trustee  
D. Ann Des Lauriers, Trustee

STATE OF Ohio, County of Franklin

Dated January 15, 20 13. Personally appeared, and signed before me by the above named  
Cristina Fareshda Dehlavi, who acknowledged the foregoing instrument to be her voluntary act. Before me:

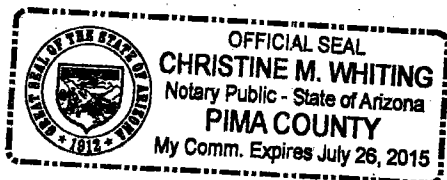


ANTHONY CECCARELLI  
Notary Public, State of Ohio  
My Comm. Expires 06/15/2015

[Signature] Ohio  
Notary Public for (State)  
My Commission expires 06/15/2015

STATE OF Arizona, County of Pima

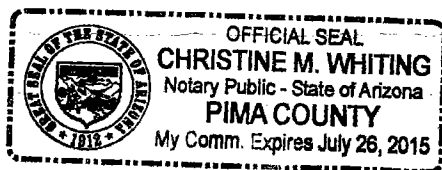
Dated January 25, 20 13. Personally appeared, and signed before me by the above named  
Matthew Tahmoures Dehlavi, who acknowledged the foregoing instrument to be his voluntary act. Before me:



[Signature] Arizona  
Notary Public for (State)  
My Commission expires July 26, 2015

STATE OF Arizona, County of Pima

Dated January 25, 2013. Personally appeared the above named Dennis A. Des Lauriers and D. Ann Des Lauriers, Trustees, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Christine M. Whiting  
Notary Public for Arizona (State)  
My Commission expires July 26, 2015

Accepted on behalf of the Oregon Department of Transportation

[Signature]

**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 Deed to Matthew Tahmoures Dehlavi and Cristina Fareshda Dehlavi, recorded September 26, 1994 in Book M94, Page 30088, 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 Southerly side of the center line of the relocated Klamath Falls – Lakeview Highway, which center line is described as follows:

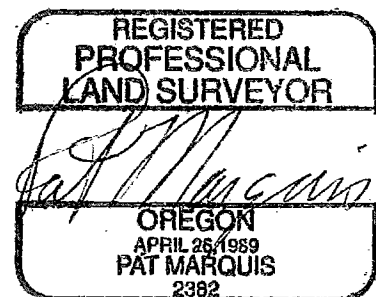
Beginning at Engineer's center line Station 1426+71.20 P.T., said station being 4,446.37 feet South and 1,308.36 feet West of the East Quarter corner of Section 33, Township 37 South, Range 11 East, W.M.; thence South 73° 12' 06" East 573.07 feet; thence on a spiral curve left (the long chord of which bears South 76° 34' 03" East 274.62 feet) 275.00 feet; thence on a 780.00 foot radius curve left (the long chord of which bears North 56° 05' 53" East 1,015.21 feet) 1,105.42 feet; thence on a spiral curve left (the long chord of which bears North 8° 45' 49" East 274.62 feet) 275.00 feet; thence North 5° 23' 52" East 856.57 feet; thence on a spiral curve left (the long chord of which bears North 4° 26' 35" East 299.97 feet) 300.00 feet; thence on a 3,000.00 foot radius curve left (the long chord of which bears North 5° 24' 34" West 829.08 feet) 831.74 feet; thence on a spiral curve left (the long chord of which bears North 15° 15' 43" West 299.97 feet) 300.00 feet; thence North 16° 13' 01" West 406.93 feet to Engineer's Station 1475+94.93 P.S. on said center line.

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

Station	to	Station	Width on the Southerly Side of Center Line
1432+44.27		1435+19.27	55.00 in a straight line to 72.00
1435+19.27		1438+00.00	72.00 in a straight line to 105.00

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

This parcel of land contains 5,533 square feet, more or less.



*Expires 12-31-2012*