

2013-005527

Klamath County, Oregon

05/16/2013 03:44:46 PM

Fee: \$57.00

WARRANTY DEED

LARRY L. EVANS and GOLDIE EVANS, TRUSTEES and Successor of the Evans Family Trust, dated April 29, 2004, Grantor, for the true and actual consideration of \$1,000 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 #: 37 11 022B0 01100

Property Address:

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 19th day of April, 2013.

EVANS FAMILY TRUST, dated April 29, 2004

Larry L. Evans
Larry L. Evans/Trustee

Goldie Evans, Trustee

STATE OF OREGON, County of _____

Dated _____, 20____. Personally appeared the above named Larry L. Evans and Goldie
Evans, Trustees, and acknowledged the foregoing instrument to be their voluntary act. Before me:

See attached certificate

Notary Public for Oregon
My Commission expires _____

Accepted on behalf of the Oregon Department of Transportation

[Signature]

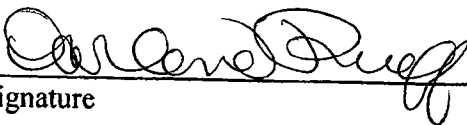
Jurat

State of California

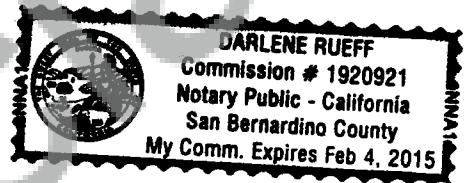
County of San Bernardino

Subscribed and sworn to (or affirmed) before me on this 19 day of April,
2013 by Larry L. Evans

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature 

(Notary seal)



Document Bears Embossment

OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 3 Document Date _____

(Additional information)

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
 - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date
- Securely attach this document to the signed document

Fee

A parcel of land lying in the SE¼NW¼ of Section 22, Township 37 South, Range 11 East, W.M., Klamath County, Oregon and being a portion of that property described in that Trust Transfer Deed to Larry L. Evans and Goldie Evans, Trustees and Successors of the Evans Family Trust recorded May 11, 2004 in Book M04, Page 28503, Klamath County Record of Deeds; the said parcel being that portion of said property lying on the Easterly side of the center line of the relocated Klamath Falls – Lakeview Highway, TOGETHER WITH that portion of said property included in a strip of land, variable in width, lying on the Westerly side of said center line, which center line is described as follows:

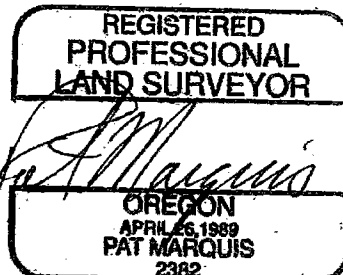
Beginning at Engineer's center line Station 1602+61.55 P.T., said station being 3,335.95 feet South and 400.02 feet West of the North Quarter corner of Section 22, Township 37 South, Range 11 East, W.M.; thence North 3° 26' 13" East 123.02 feet; thence on a spiral curve left (the long chord of which bears North 2° 11' 59" East 164.97 feet) 165.00 feet; thence on a 1,273.24 foot radius curve left (the long chord of which bears North 5° 02' 24" West 211.52 feet) 211.76 feet; thence on a spiral curve left (the long chord of which bears North 12° 16' 47" West 164.97 feet) 165.00 feet; thence North 13° 31' 02" West 56.88 feet; thence on a spiral curve right (the long chord of which bears North 11° 21' 03" West 199.89 feet) 200.00 feet; thence on a 881.47 foot radius curve right (the long chord of which bears North 0° 52' 59" East 242.32 feet) 243.09 feet; thence on a spiral curve right (the long chord of which bears North 13° 07' 01" East 199.89 feet) 200.00 feet; thence North 15° 17' 00" East 60.99 feet to Engineer's Station 1616+87.29 P.S. on said center line.

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

Station	to	Station	Width on the Westerly Side of Center Line
1609+83.21		1611+83.21	63.00 in a straight line to 65.00
1611+83.21		1614+26.30	65.00 in a straight line to 65.00
1614+26.30		1616+26.30	65.00 in a straight line to 82.00

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

This parcel of land contains 10,715 square feet, more or less.



Expires 12-31-2012