

MTL 92021

WARRANTY DEED

MARVIN P. LARSON and SANDRA L. LARSON, husband and wife, Grantor, for the true and actual consideration of **\$2,000.00**, does convey unto the **STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION**, Grantee, fee title to the property described as **Parcel 1 on Exhibit "A" dated 7/12/2012**, attached hereto and by this reference made a part hereof.

Grantor also grants to Grantee, its successors and assigns, a temporary easement for a work area for construction purposes over and across the property described as **Parcel 2 on Exhibit "A" dated 7/12/2012**, attached hereto and by this reference made a part hereof.

IT IS UNDERSTOOD that the temporary easement rights herein granted shall terminate five (5) years from the date hereof or upon completion of the above-mentioned construction project, whichever is sooner.

IT IS ALSO UNDERSTOOD that the temporary easement herein granted does not convey any right or interest in the above-described Parcel 2, except as stated herein, nor prevent Grantor from the use of said property; provided, however that such use does not interfere with the rights herein granted.

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 #: 37 11 00100 00401

Property Address:

57 Rmt

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.

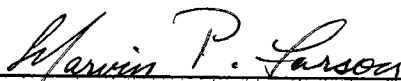
In construing this document, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this document shall apply equally to corporations and to individuals.

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 30th day of APRIL, 2013.


Marvin P. Larson


Sandra L. Larson

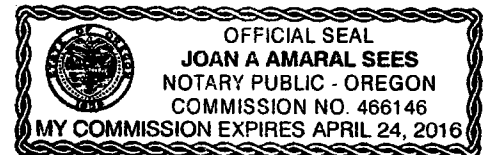
STATE OF OREGON, County of KLANATH

Dated April 30TH, 2013. Personally appeared, and signed before me by the above named Marvin P. Larson and Sandra L. Larson, who acknowledged the foregoing instrument to be their voluntary act.
Before me:

Joan A. Amaral Sees
Notary Public for Oregon
My Commission expires April 24, 2016

Accepted on behalf of the Oregon Department of Transportation

[Signature]



Parcel 1 – Fee

A parcel of land lying in the SW¼NW¼ of Section 1, Township 37 South, Range 11 East, W.M., Klamath County, Oregon and being a portion of that property described in that Warranty Deed to Marvin P. and Sandra L. Larson, recorded September 11, 2000 in Book M00, Page 33178, Klamath County Record of Deeds; the said parcel being that portion of said property lying Southeasterly of the following described line:

Beginning at a point opposite and 55.00 feet Northwesterly of Engineer's Station 1802+25.59 on the center line of the relocated Klamath Falls – Lakeview Highway; thence Northeasterly, in a straight line, to a point opposite and 55.00 feet Northwesterly of Engineer's Station 1811+00.00 on said center line; thence Northeasterly, in a straight line, to a point opposite and 40.00 feet Northwesterly of Engineer's Station 1811+50.00 on said center line, which center line is described as follows:

Beginning at Engineer's center line Station 1802+25.59 P.T., said station being 94.18 feet South and 308.71 feet West of the Quarter corner common to Sections 1 and 2, Township 37 South, Range 11 East, W.M.; thence North 54° 18' 12" East 974.41 feet to Engineer's Station 1812+00.00 P.O. T. on said center line.

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

This parcel of land contains 7,198 square feet, more or less.

Parcel 2 – Temporary Easement for Work Area (5 years or duration of Project, whichever comes sooner)

A parcel of land lying in the SW¼NW¼ of Section 1, Township 37 South, Range 11 East, W.M., Klamath County, Oregon and being a portion of that property described in that Warranty Deed to Marvin P. and Sandra L. Larson, recorded September 11, 2000 in Book M00, Page 33178, Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land, variable in width, lying Northwesterly of the center line of the relocated Klamath Falls – Lakeview Highway, which center line is described in Parcel 1.

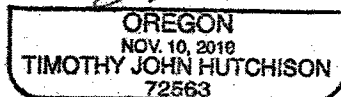
The width in feet of said strip of land is as follows:

Station	to	Station	Width on the Northwestern Side of Center Line
1806+40.00		1806+90.00	55.00 in a straight line to 125.00
1806+90.00		1807+30.00	125.00 in a straight line to 90.00
1807+30.00		1807+00.00	90.00 in a straight line to 55.00

This parcel of land contains 2,607 square feet, more or less.



A handwritten signature in cursive script, appearing to read "Timothy J. Hutchison".



RENEWS: 6/30/13