

2013-007196

Klamath County, Oregon

06/24/2013 03:51:44 PM

Fee: \$57.00

Q MTC 91835



WARRANTY DEED

KLAMATH FALLS FOREST ESTATES HOMEOWNERS' ASSOCIATION, INC., an Oregon non-profit corporation, which acquired title as **Klamath Recreational Association**, an Oregon non-profit corporation, Grantor, for the true and actual consideration of **\$2,400.00** does convey unto the **STATE OF OREGON**, by and through its **DEPARTMENT OF TRANSPORTATION** Grantee, fee title to the property described as **Parcels 1 and 2 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.

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 022C0 00700, 00800
and 00900

Property Address:

57 AMT

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 2 day of May, 2013.

**KLAMATH FALLS FOREST ESTATES
HOMEOWNERS' ASSOCIATION, INC., an
Oregon non-profit corporation, which acquired
title as Klamath Recreational Association, an
Oregon non-profit corporation**

By Marcus Thomsen
President

By Robert Hall
Secretary

STATE OF OREGON, County of Klamath
Dated May 2, 20 13. Personally appeared Marcus Thomsen
and Rheuanell Hawland, who, being sworn, stated that they are the President and Secretary of
Klamath Falls Forest Estates Homeowners' Association, Inc., 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:



Charoone Clifford
Notary Public for Oregon
My Commission expires May 4, 2013

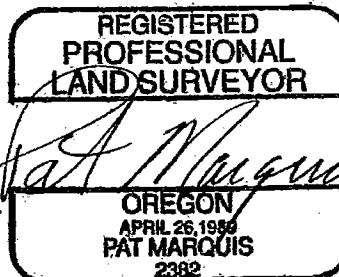
Accepted on behalf of the Oregon Department of Transportation

[Signature]

Parcel 1 – Fee

A parcel of land lying in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22, Township 37 South, Range 11 East, W.M., Klamath County, Oregon and being a portion of those properties designated as Lots 9, 10 and 11, Block 18 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 1 as described in the following Warranty Deeds to Klamath Recreational Association, Inc. recorded as follows: recorded October 10, 1974 in Book M74, Page 13282; recorded December 28, 1981 in Book M81, Page 21932; and recorded July 3, 1986, in Book M86, Page 11818, all in the 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 Northwesterly, Westerly and Southwesterly side of said center line, which center line is described as follows:

Beginning at Engineer's center line Station 1523+02.26 P.T., said station being 2,074.35 feet North and 2,975.62 feet East of the East Quarter Corner of Section 33, Township 37 South, Range 11 East, W.M.; thence North 8° 05' 14" West 2,975.13 feet; thence on a 11,459.16 foot radius curve right (the long chord of which bears North 6° 25' 59" West 661.63 feet) 661.72 feet; thence North 4° 46' 43" West 1,772.63 feet; thence on a spiral curve right (the long chord of which bears North 3° 07' 44" West 179.94 feet) 180.00 feet; thence on a 1,041.74 foot radius curve right (the long chord of which bears North 6° 13' 51" East 219.94 feet) 220.35 feet; thence on a spiral curve right (the long chord of which bears North 15° 35' 25" East 179.94 feet) 180.00 feet; thence North 17° 14' 25" East 493.98 feet; thence on a spiral curve left (the long chord of which bears North 14° 44' 26" East 199.85 feet) 200.00 feet; thence on a 763.94 foot radius curve left (the long chord of which bears North 3° 22' 25" West 346.66 feet) 349.70 feet; thence on a spiral curve left (the long chord of which bears North 21° 29' 16" West 199.85 feet) 200.00 feet; thence North 23° 59' 14" West 119.49 feet; thence on a spiral curve right (the long chord of which bears North 21° 44' 15" West 199.88 feet) 200.00 feet; thence on a 848.83 foot radius curve right (the long chord of which bears North 10° 16' 30" West 205.78 feet) 206.29 feet; thence on a spiral curve right (the long chord of which bears North 1° 11' 14" East 199.88 feet) 200.00 feet; thence North 3° 26' 13" East 123.02 feet to Engineer's Station 1603+84.57 P.S. on said center line.



Expires 12-31-2012

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

Station	to	Station	Width on the Northwestern, Westerly and Southwesterly Side of Center Line
1588+85.00		1590+68.00	191.00 in a straight line to 85.00
1590+68.00		1593+35.77	85.00 in a straight line to 87.00
1593+35.77		1595+35.77	87.00 in a straight line to 72.00
1595+35.77		1596+55.26	72.00 in a straight line to 90.00
1596+55.26		1598+55.26	90.00 in a straight line to 134.00
1598+55.26		1600+61.55	134.00 in a straight line to 120.00

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

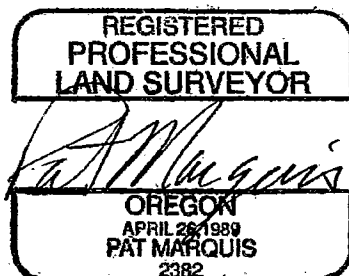
This parcel of land contains 23,027 square feet, more or less.

Parcel 2 – Fee

A parcel of land lying in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22, Township 37 South, Range 11 East, W.M., Klamath County, Oregon and being a portion of that property designated as Lot 11, Block 18 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 1 as described in that Warranty Deed to Klamath Recreational Association, Inc. recorded October 10, 1974 in Book M74, Page 13282, Klamath County Record of Deeds; the said parcel being that portion of said property lying Southerly of a line at right angle to the center line of the relocated Klamath Falls – Lakeview Highway at Engineer's Station 1589+40.00, which center line is described in Parcel 1.

EXCEPT therefrom Parcel 1.

This parcel of land contains 1,080 square feet, more or less.



EXPIRES 12-31-2012