

WTC 91697

2013-008984

Klamath County, Oregon

08/06/2013 02:45:05 PM

Fee: \$57.00

### WARRANTY DEED

YVONNE KORTING, Sole Trustee of the Korting Living Trust dated January 10, 1998, and any Successor Trustee(s) in interest; and JOSEPHINE MARY IRWIN, who acquired title as Josephine Mary Sanchez, 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 8/15/2012, 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, EXCEPT, however,

~~NORTH~~ LEFT Grantee shall either construct a public frontage road, or provide some other access road on the side of the highway, and Grantor and Grantor's heirs, successors and assigns, shall be entitled to access to said road for any purpose upon application filed with Grantee and issuance of a road approach permit pursuant to applicable statutes and regulations. Said road shall be connected to the main highway or to other public ways only at such places as Grantee may select.

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 #: 38 11 004B0 01200

Property Address:

579Awt

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 15 day of July, 2013.

**KORTING LIVING TRUST dated January 10, 1998, and any Successor Trustee(s) in interest**

Yvonne Korting  
Yvonne Korting, Sole Trustee

Josephine Mary Irwin  
Josephine Mary Irwin, who acquired title as  
Josephine Mary Sanchez

(See attached Notary dated 7/15/13)

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

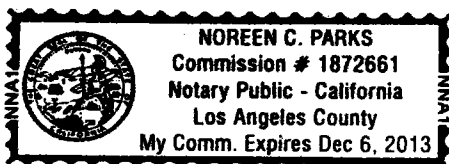
CIVIL CODE § 1189

State of California

County of Los Angeles

On July 15, 2013 before me, Noreen C. Parks, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Yvonne Korting, Josephine Mary Irwin  
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person (S) whose name (S) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature (S) on the instrument the person (S), or the entity upon behalf of which the person (S) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Noreen C. Parks  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_ ☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual ☐ Individual

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact ☐ Attorney in Fact

☐ Trustee ☐ Trustee

☐ Guardian or Conservator ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_ ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

STATE OF OREGON, County of \_\_\_\_\_

Dated \_\_\_\_\_, 20\_\_\_\_. Personally appeared the above named Yvonne Korting, Sole  
Trustee, and acknowledged the foregoing instrument to be her voluntary act. Before me:

\_\_\_\_\_  
Notary Public for Oregon  
My Commission expires \_\_\_\_\_

STATE OF OREGON, County of \_\_\_\_\_

Dated \_\_\_\_\_, 20\_\_\_\_. Personally appeared, and signed before me by, the above named  
Josephine Mary Irwin, who acknowledged the foregoing instrument to be her voluntary act. Before me:

\_\_\_\_\_  
Notary Public for Oregon  
My Commission expires \_\_\_\_\_

Accepted on behalf of the Oregon Department of Transportation

  
\_\_\_\_\_

**Fee**

A parcel of land lying in Government Lot 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 Quitclaim Deed to The Korting Living Trust, recorded January 22, 1998 in Book M98, Page 2086, Klamath County Record of Deeds; the said parcel being that portion of said property lying on the Southwesterly 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 Northeasterly side of said center line, which center line is described as follows:

Beginning at Engineer's center line Station 1361+24.31 P.T., said station being 4,336.33 feet South and 6,481.35 feet West of the East Quarter Corner of Section 33, Township 37 South, Range 11 East, W.M.; thence North 18° 43' 11" East 69.31 feet; thence on a spiral curve right (the long chord of which bears North 21° 35' 02" East 269.73 feet) 270.00 feet; thence on a 900.00 foot radius curve right (the long chord of which bears North 47° 08' 19" East 610.45 feet) 622.81 feet; thence on a spiral curve right (the long chord of which bears North 72° 41' 36" East 269.73 feet) 270.00 feet; thence North 75° 33' 27" East 256.70 feet; thence on a spiral curve right (the long chord of which bears North 78° 05' 14" East 219.83 feet) 220.00 feet; thence on a 830.37 foot radius curve right (the long chord of which bears South 73° 41' 32" East 653.18 feet) 671.31 feet; thence on a spiral curve right (the long chord of which bears South 45° 28' 18" East 219.83 feet) 220.00 feet; thence South 42° 56' 32" East 449.16 feet to Engineer's Station 1391+73.60 P.S. on said center line.

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

Station	to	Station	Width on the Northeasterly Side of Center Line
1382+50.00		1383+85.00	135.00
1383+85.00		1385+04.43	135.00 in a straight line to 140.00
1385+04.43		1387+24.43	140.00 in a straight line to 150.00
1387+24.43		1390+00.00	150.00

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

This parcel of land contains 15,165 square feet, more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Timothy John Hutchison*

OREGON  
NOV. 10, 2010  
TIMOTHY JOHN HUTCHISON  
72563

RENEWS: 6/30/13