

FILE 7561 077
MAP 11B-6-6

MTA91838

AMERITITLE

2013-009605
Klamath County, Oregon
08/21/2013 02:47:33 PM
Fee: \$47.00

WARRANTY DEED

CRAIG MITCHELL VINCENT, TRUSTEE of the Craig Mitchell Vincent Separate Property Trust dated March 11, 2006, Grantor, for the true and actual consideration of \$5,000 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 022A0 04000

Property Address:

MTA

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 8TH day of AUGUST, 2013.

**Craig Mitchell Vincent Separate Property Trust
dated March 11, 2006**

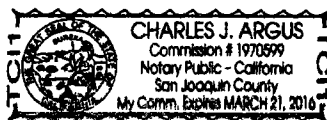


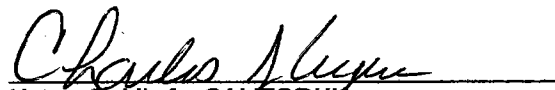
Craig Mitchell Vincent, Trustee

STATE OF CALIFORNIA, County of County of San Joaquin

Dated AUGUST 8, 2013. Personally appeared the above named Craig Mitchell Vincent,

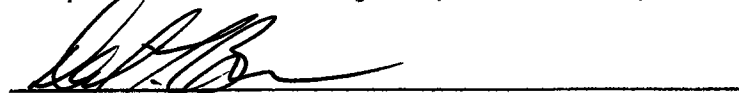
CMA Trustee, and acknowledged the foregoing instrument to be his voluntary act. Before me:





Notary Public for CALIFORNIA
My Commission expires 3-21-16

Accepted on behalf of the Oregon Department of Transportation



Fee

A parcel of land lying in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 22, Township 37 South, Range 11 East, W.M., Klamath County, Oregon and being a portion of that property described in that Quitclaim Deed to Craig Mitchell Vincent, Trustee of The Craig Mitchell Vincent Separate Property Trust, said Deed recorded March 29, 2006 in Book M06, Page 05797, Klamath County Record of Deeds; the said parcel being that portion of said property lying on the Westerly 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 Easterly 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 Easterly Side of Center Line
1609+83.21		1611+83.21	80.00 in a straight line to 135.00
1611+83.21		1614+26.30	135.00 in a straight line to 120.00
1614+26.30		1615+00.00	120.00 in a straight line to 56.00
1615+00.00		1616+26.30	56.00 in a straight line to 66.00
1616+26.30		1616+87.29	66.00 in a straight line to 70.00

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

This parcel of land contains 23,874 square feet, more or less.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Pat Marquis

OREGON
 APRIL 26, 1989
 PAT MARQUIS
 2382

Expires 12-31-2012