

MT091829

AMERITITLE

2013-009964
Klamath County, Oregon
08/30/2013 09:31:51 AM
Fee: \$77.00

WARRANTY DEED

SUSAN PATRICIA RIDDLE; GEORGE OWEN PUGH; JOHN ROBERT PUGH; CAROL JEAN BAUCHOP, TRUSTEE in Trust for the Carol Jean Bauchop Revocable Living Trust, UTD December 18, 2008, and any amendments thereto, Grantor, for the true and actual consideration of **\$4,700.00** 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 6/19/2012**, 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 022D0 04500

Property Address:

T. ant

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).

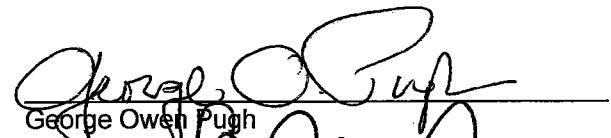
It is understood and agreed that the delivery of this document is hereby tendered and that terms and obligations hereof shall not become binding upon the State of Oregon Department of Transportation, unless and until accepted and approved by the recording of this document.

Dated this 19 day of DECEMBER, 2012.

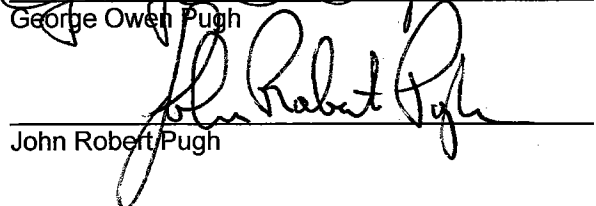
Dated: 12/20/12


Susan Patricia Riddle

Dated: 12-19-12


George Owen Pugh

Dated: 12-29-12


John Robert Pugh

CAROL JEAN BAUCHOP REVOCABLE LIVING
TRUST, utd December 18, 2008, and any
amendments thereto

Dated: 12-21-12


Carol Jean Bauchop, Trustee

STATE OF OREGON, County of _____

Dated _____, 20_____. Personally appeared, and signed before me by, the above named
Susan Patricia Riddle, who 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
George Owen Pugh, who acknowledged the foregoing instrument to be his 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 John Robert Pugh, who acknowledged the foregoing instrument to be his voluntary act. Before me:

Notary Public for Oregon
My Commission expires _____

STATE OF OREGON, County of _____

Dated _____, 20_____. Personally appeared the above named Carol Jean Bauchop, Trustee, and 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

STATE OF CALIFORNIA

COUNTY OF ORANGE

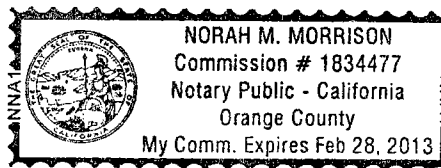
On December 19, 2012, before me, NORAH M. MORRISON, Notary Public, personally appeared GEORGE OWEN PUGH, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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
(Seal)

Noral M. Morrison



STATE OF CALIFORNIA

COUNTY OF Riverside

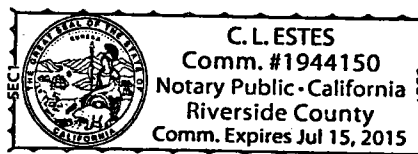
On 12-20-2012, 2012, before me, C.L. Estes, Notary Public, Notary Public, personally appeared SUSAN PATRICIA RIDDLE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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
(Seal)

C.L. Estes



STATE OF CALIFORNIA

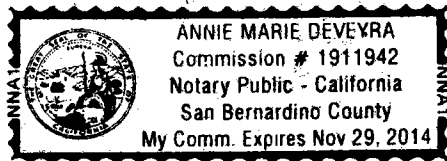
COUNTY OF SAN BERNARDINO

On DECEMBER 21, 2012, before me, ANNIE MARIE DEVEYRA Notary Public, personally appeared CAROL JEAN BAUCHOP, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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
(Seal)



All-purpose Acknowledgment

STATE OF Texas, COUNTY OF Kaufman

On December 29, 2012 before me, the undersigned, a Notary Public
in and for said State, personally appeared

John Robert Pugh

☐ personally known to me **-OR-** ☒ 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.

WITNESS my hand and official seal.

Signature

Name (type or printed)

My commission expires:

Jose Silverio Guillen
Jose Silverio Guillen
10-01-2016

(Seal)



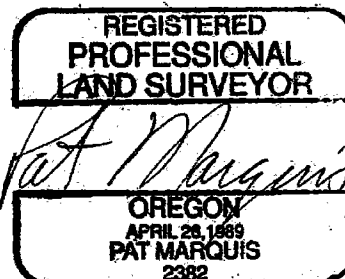
Accepted on behalf of The Oregon Department of
Transportation

[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 that property designated as Lot 5, Block 97, Klamath Falls Forest Estates Highway 66 Unit, Plat N0.4, and described in that Trust Transfer Deed to Susan Patricia Riddle; George Owen Pugh; John Robert Pugh; and Carol Jean Bauchop, Trustee of the Carol Jean Bauchop Revocable Living Trust, recorded June 16, 2009 in Book 2009, Page 008344, Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land, variable in width, lying on each side of the center line of the relocated Klamath Falls – Lakeview Highway, 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 Easterly Side of Center Line
1581+12.09		1582+92.09	70.00 in a straight line to 95.00
1582+92.09		1587+86.07	95.00 in a straight line to 105.00

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

Station	to	Station	Width on the Westerly Side of Center Line
1581+12.09		1581+80.00	121.00 in a straight line to 60.00
1581+80.00		1588+85.00	60.00 in a straight line to 85.00

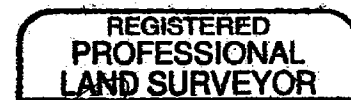
Bearings are based upon CS 7047, Surveyed Records of Klamath County.

This parcel of land contains 1.22 acres, more or less.

Parcel 2 – Fee

A parcel of land lying in the SE¼SW¼ of Section 22, Township 37 South, Range 11 East, W.M., Klamath County, Oregon and being a portion of that property designated as Lot 5, Block 97, Klamath Falls Forest Estates Highway 66 Unit, Plat N0.4, and described in that Trust Transfer Deed to Susan Patricia Riddle; George Owen Pugh; John Robert Pugh; and Carol Jean Bauchop, Trustee of the Carol Jean Bauchop Revocable Living Trust, recorded June 16, 2009 in Book 2009, Page 008344, Klamath County Record of Deeds; the said parcel being that portion of said property lying Westerly of Parcel 1 as described herein.

This parcel of land contains 8,321 square feet, more or less.



Pat Marquis
 OREGON
 APRIL 26, 1988
 PAT MARQUIS
 2382

Expires 12-31-2012