

2013-010043
Klamath County, Oregon
09/03/2013 12:37:16 PM
Fee: \$72.00

AMERITITLE
MTC 92017

WARRANTY DEED

CAROL S. WINTERTON; ANN M. BENTLEY; JURGEN DORR and LAURIE D. DORR, TRUSTEES of the Dorr Family Trust dated December 20, 2010, Grantor, for the true and actual consideration of \$1000 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 014B0 00800

Property Address: Block 3 Lot 11 Forest Estates
Klamath Falls, OR 97601


72-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 14th day of June, 2013.


Carol S. Winterton


Ann M. Bentley

DORR FAMILY TRUST dated December 20, 2010

Jurgen Dorr, Trustee

Laurie D. Dorr, Trustee

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.

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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 24 day of July, 2013.

Carol S. Winterton

Ann M. Bentley

DORR FAMILY TRUST dated December 20, 2010



Jurgen Dorr, Trustee



Laurie D. Dorr, Trustee

STATE OF OREGON, County of _____

Dated _____, 20____. Personally appeared, and signed before me by the above named
Carol S. Winterton, 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
Ann M. Bentley, who acknowledged the foregoing instrument to be her voluntary act. Before me:

Notary Public for Oregon
My Commission expires _____

California All-Purpose Acknowledgment

State of California

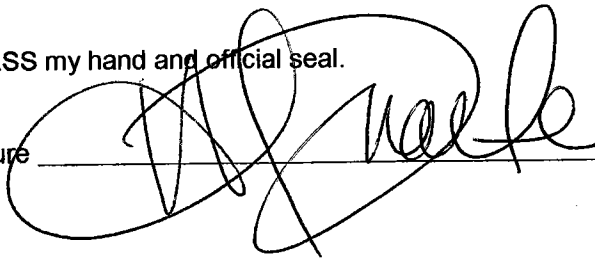
County of Los Angeles

On 06/14/13 before me, Heather Duarte, notary public, personally appeared ***Carol S Winterton, Ann M Bentley***, 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



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: File 7561 127- Map11b-6-6

Document Date: June 14, 2013

of Pages: 1

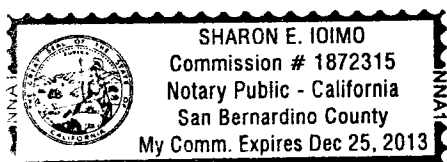
Signer(s) Other Than Named Above: _____

STATE OF California, County of Riverside

Dated July 24, 20 13. Personally appeared the above named Jurgen Dorr and Laurie D.

Dorr, Trustees, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Sharon E. Ioimo, Notary Public



Sharon E. Ioimo
Notary Public for California
My Commission expires Dec 25, 2013

Accepted on behalf of the Oregon Department of Transportation

[Signature]

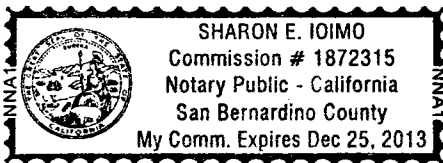
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside

On July 24/2013 before me, Sharon E. Ioimo, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Jurgen Dorr and Laurie D. Dorr
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 Sharon E. Ioimo
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: Warranty Deed / Exhibit A

Document Date: _____ Number of Pages: 5

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Jurgen Dorr

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☒ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer's Name: Laurie Dee Dorr

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☒ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Fee

A parcel of land lying in the NW¼NW¼ of Section 14, Township 37 South, Range 11 East, W.M., Klamath County, Oregon and being a portion of that property described in that Quitclaim Deed to Carol S. Winterton and Ann M. Bentley, recorded October 17, 2006 in Book 2006, Page 020759, Klamath County Record of Deeds; the said parcel being that portion of said property lying Northwesterly 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 Southeasterly side said center line, which center line is described as follows:

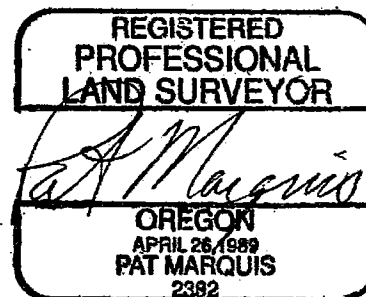
Beginning at Engineer's center line Station 1685+00.00 P.O.T., said station being 4,224.48 feet North and 1,399.78 feet East of the North Quarter corner of Section 22, Township 37 South, Range 11 East, W.M.; thence North 70° 08' 38" East 784.12 feet; thence on a spiral curve left (the long chord of which bears North 69° 11' 20" East 299.97 feet) 300.00 feet; thence on a 3,000.00 foot radius curve left (the long chord of which bears North 65° 07' 32" East 225.47 feet) 225.52 feet; thence on a spiral curve left (the long chord of which bears North 61° 03' 43" East 299.97 feet) 300.00 feet; thence North 60° 06' 26" East 1,334.34 feet to Engineer's Station 1714+43.98 P.S. on said center line.

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

Station	to	Station	Width on the Southeasterly Side of Center Line
1698+09.64		1701+09.64	90.00 in a straight line to 90.00
1701+09.64		1706+00.00	90.00 in a straight line to 125.00

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

This parcel of land contains 28,890 square feet, more or less.



Expires 12-31-2012