



2013-012716
Klamath County, Oregon
11/14/2013 08:57:35 AM
Fee: \$67.00

WARRANTY DEED

LYNNE M. ZIMMERMAN and GREGORY O. ZIMMERMAN, wife and husband; and JOHN CARL O'NEILL, Grantor, for the true and actual consideration of \$15,827 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 10/10/2013**, attached hereto and by this reference made a part hereof.

TOGETHER WITH all abutter's rights of access, if any, as to Parcel 1, 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 027B0 00300

Property Address:

67.00
amt.

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.

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 October, 2013.

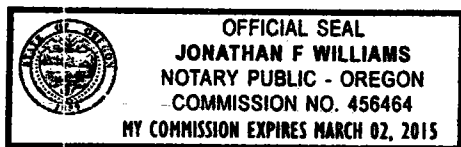

Lynne M. Zimmerman

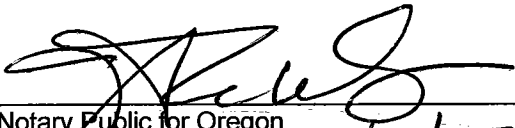

Gregory O. Zimmerman

John Carl O'Neill

STATE OF OREGON, County of Washington

Dated October 19, 20 13. Personally appeared, and signed before me by, the above named
Lynne M. Zimmerman and Gregory O. Zimmerman, who acknowledged the foregoing instrument to be their voluntary
act. Before me:



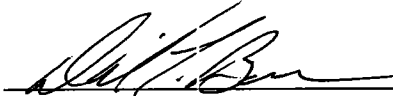

Notary Public for Oregon
My Commission expires 3/2/15

STATE OF OREGON, County of _____

Dated _____, 20____. Personally appeared, and signed before me by, the above named
John Carl O'Neill, who acknowledged the foregoing instrument to be his voluntary act. Before me:

Notary Public for Oregon
My Commission expires _____

Accepted on behalf of the Oregon Department of Transportation



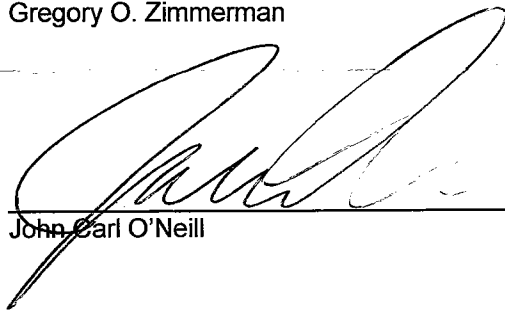
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

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 22 day of Oct, 2013.

Lynne M. Zimmerman

Gregory O. Zimmerman



John Carl O'Neill

STATE OF OREGON, County of _____

Dated _____, 20_____. Personally appeared, and signed before me by, the above named
Lynne M. Zimmerman and Gregory O. Zimmerman, who acknowledged the foregoing instrument to be their voluntary
act. Before me:

Notary Public for Oregon
My Commission expires _____

STATE OF OREGON, County of Klamath

Dated October 22, 20 13. Personally appeared, and signed before me by, the above named
John Carl O'Neill, who acknowledged the foregoing instrument to be his voluntary act. Before me:



Heidi Marie Hay
Notary Public for Oregon
My Commission expires 7/4/16

Accepted on behalf of the Oregon Department of Transportation

[Signature]

Parcel 1 - Fee

A parcel of land lying in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27, Township 37 South, Range 11 East, W.M., Klamath County, Oregon and being a portion of that property designated as Parcel 8 and described in that Bargain and Sale Deed to Lynne M. and Gregory O. Zimmerman and John Carl O'Neill recorded May 24, 2012 in Book 2012, Page 005671, 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.

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

Station	to	Station	Width on the Easterly Side of Center Line
1552+77.39		1558+00.00	55.00
1558+00.00		1559+39.11	55.00 in a straight line to 60.00
1559+39.11		1562+75.00	60.00 in a straight line to 75.00
1562+75.00		1567+00.00	75.00 in a straight line to 85.00
1567+00.00		1572+50.00	85.00 in a straight line to 60.00

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

Station	to	Station	Width on the Westerly Side of Center Line
1552+77.39		1559+39.11	55.00
1559+39.11		1561+50.00	55.00 in a straight line to 65.00
1561+50.00		1568+00.00	65.00

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

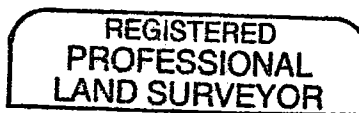
This parcel of land contains 1.31 acres, more or less, outside the existing right of way.

Parcel 2 - Fee

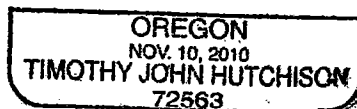
A parcel of land lying in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27, Township 37 South, Range 11 East, W.M., Klamath County, Oregon and being that property designated as Parcel 8 and described in that Bargain and Sale Deed to Lynne M. and Gregory O. Zimmerman and John Carl O'Neill recorded May 24, 2012 in Book 2012, Page 005671, Klamath County Record of Deeds.

EXCEPT therefrom Parcel 1.

This parcel of land contains 32.00 acres, more or less.



Timothy J. Hutchison



RENEWS: 6/30/15