



### CONVEYANCE OF ACCESS RIGHTS

For the true and actual consideration of \$500, **L & B HOLDINGS LLC, a Nevada Limited Liability Company**, Grantor, as the owner of the property described **on Exhibit "A" dated 1/24/17** attached hereto and by this reference made a part hereof, does convey and relinquish unto the **STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION**, Grantee, all abutter's rights of access between the real property hereinabove described and the Klamath Falls-Malin Highway, EXCEPT, however,

Access rights are reserved unto Grantor and grantor's heirs, successors and assigns, for the service of the above-described property, to and from said property and the Klamath Falls-Malin Highway at the following place(s), in the following width(s):

Hwy. Engr's Sta.	Side of Hwy.	Width
83+00	Right	35'

The access rights reserved herein are subject to, and may only be exercised in accordance with, the statutes and administrative rules applicable to access control and road approaches. Such access is contingent upon issuance of an approach road permit, and no access rights may be exercised or construction of an approach road begun unless, and until, a standard Approach Road Permit application is submitted and a permit issued by the Oregon Department of Transportation. The approach road may only be constructed or maintained upon issuance of such permit and in accordance with such permit. If the State constructs the approach road during a highway project, Grantor is required to sign a standard Approach Road Permit to ensure proper operation and maintenance of the approach road.

Grantor represents and warrants that no one, other than Grantor, is using or entitled to use the access rights herein conveyed and does covenant to and with Grantee, its successors and assigns, that Grantor is the legal owner of the above-mentioned property.

RETURN TO  
OREGON DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY SECTION  
4040 FAIRVIEW INDUSTRIAL DRIVE SE MS#2  
SALEM OR 97302-1142

Map and Tax Lot #: 39s09e2CB-301

Property Address:

Grantor agrees that the consideration recited herein is just compensation for the property or property rights conveyed, including any and all damages 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.

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 9-2-2017 day of September, 20 17.  
2 km

L & B HOLDINGS LLC,  
a Nevada Limited Liability Company

Barry Thiriot  
Member(s) / Manager(s)

\_\_\_\_\_  
Member(s) / Manager(s)

STATE OF OREGON, County of Jackson

Dated September 2, 20 17. Personally appeared the above named Barry Thiriot and  
N/A, Member(s) / Manager(s) of L & B Holdings LLC, a Nevada Limited Liability  
Company, who acknowledged the foregoing instrument to be their voluntary act. Before me:



Katie L Mayfield  
Notary Public for Oregon  
My Commission expires July 09 2019

Accepted on behalf of the Oregon Department of Transportation

[Signature]

**Access Only**

A tract of land lying in NW1/4 of the SW1/4 of Section 2, Township 39 South, Range 9 East, W. M., Klamath County, Oregon and being that property described in that Bargain and Sale Deed to L & B Holdings, LLC, a Nevada Limited Liability Company recorded June 22, 2007 as Instrument No. 2007- 011252, of Klamath County Record of Deeds.

EXCEPT therefrom that property designated as Parcel 1 described in that Warranty Deed to the State of Oregon, by and through its Department of Transportation, recorded April 9, 2013 in Volume 2013, Page 003775, Klamath County Record of Deeds.

This tract of land contains 0.68 Acres, more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**DIGITAL SIGNATURE**

OREGON  
DECEMBER 11, 2012  
**TIMOTHY JON WEAVER**  
86297

RENEWAL DATE: 6/30/18