

2017-012776
Klamath County, Oregon
11/06/2017 02:21:00 PM
Fee: \$52.00

AmeriTitle
MTC 144748AM

CONVEYANCE OF ACCESS RIGHTS

For the true and actual consideration of \$500.00, **UMPQUA BANK as successor by merger to Sterlings Savings Bank as successor by merger to Klamath First Federal Savings and Loan**, Grantor, as the owner of the property described on **Exhibit "A" dated 3/10/17** 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
126+91.5	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 #: 39s09e2DA-100, 300

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 3rd day of October, 2017.

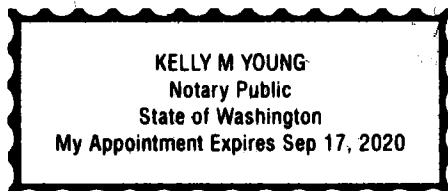
**UMPQUA BANK as successor by merger to Sterlings
Savings Bank as successor by merger to Klamath
First Federal Savings and Loan**

By Tony Bailey
TONY BAILEY

By _____

Washington
STATE OF ~~OREGON~~, County of Spokane

Dated October 3, 2017. Personally appeared the above named Tony Bailey and
_____, known by me to be the SVP and
_____, of Umpqua Bank, who acknowledged that he/she/they executed the same for the
purposes therein expressed and in the capacity therein stated, as the act and deed of said Bank. Before me:



Kelly M. Young
Notary Public for Oregon
My Commission expires 9-17-2020

Accepted on behalf of the Oregon Department of Transportation

[Signature]

Access Only

A tract of land lying in NE1/4 of the SE1/4 of Section 2, Township 39 South, Range 9 East, W. M., Klamath County, Oregon being that property described in that Warranty Deed to Klamath First Federal Savings & Loan Association, recorded December 12, 1989 in Volume M89, Page 23937, Klamath County Record of Deeds.

EXCEPT therefrom that property designated as Parcel 1 and described in that Warranty Deed to the State of Oregon, by and through its Department of Transportation, recorded February 7, 2013 in Volume 2013, Page 001433, Klamath County Record of Deeds.

This tract of land contains 29,768 square feet, more or less.



EXPIRES 6/30/17