

MITC 2015 449 AM  
MITC 2015 449 AM

File 9310002

Drawing 11B-9-27

2018-009308

Klamath County, Oregon

08/07/2018 09:29:01 AM

Fee: \$112.00

### CONVEYANCE OF ACCESS RIGHTS and WARRANTY DEED

For the true and actual consideration of \$22,302.00, **SHANDA ASSET MANAGEMENT LLC**, a Delaware limited liability company, Grantor, as the owner of the property described as **Parcel 1 on Exhibit "A" dated 2/6/2018** 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, if any, between The Dalles-California Highway, and Grantor's remaining real property, EXCEPT, however,

Reserving access rights, for the service of Grantor's remaining property, to and from said remaining property to the abutting highway at the following place(s), in the following width(s):

Hwy. Engr's Sta.	Side of Hwy.	Width
1323+00	Right/South	35'
1323+50	Left/North	35'
1437+00	Left/North	35'
1462+34	Left/North	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.

**AFTER RECORDING 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 #: 24-09-1800 and 24-09-03B-200

Property Address: West Side US Hwy 97  
Gilchrist, OR 97737

06/27/2018  
Page 1 of 4 - car  
AV

107-1437

GRANTOR ALSO CONVEYS UNTO the **STATE OF OREGON**, by and through its **DEPARTMENT OF TRANSPORTATION**, Grantee, fee title to the property described as **Parcels 2 and 3 on Exhibit "A" dated 2/6/2018** attached hereto and by this reference made a part hereof.

TOGETHER WITH all abutter's rights of access, if any, between The Dalles-California Highway and Grantor's remaining real property, EXCEPT, however,

Reserving access rights, for the service of Grantor's remaining property, to and from said remaining property to the abutting highway at the following place(s), in the following width(s):

Hwy. Engr's Sta.	Side of Hwy.	Width
1323+00	Right/South	35'
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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 27<sup>th</sup> day of June, 2018.

SHANDA ASSET MANAGEMENT LLC,  
a Delaware limited liability company

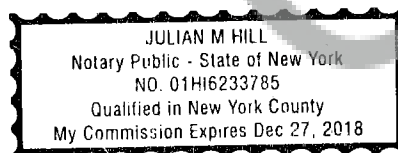
BY: WHITEFISH CASCADE FOREST RESOURCE 1  
LIMITED PARTNERSHIP, a limited partnership,  
as member

By [Signature]  
General Partner

By [Signature]  
General Partner

NEW YORK  
STATE OF ~~OREGON~~, County of NEW YORK

Dated THIS 20<sup>th</sup> DAY OF JULY, 2018. Personally appeared the above named QIAN QIAN CHRISSEY LUO and QIAN QIAN CHRISSEY LUO, who being sworn, stated that they are general partners of Whitefish Cascade Forest Resource 1 Limited Partnership, a limited partnership, as member of Shanda Asset Management LLC, a Delaware limited liability company and acknowledged the foregoing instrument to be their voluntary act. Before me:



[Signature]  
Notary Public for ~~Oregon~~ NEW YORK  
My Commission expires December 27, 2018

SIGNATURE PAGE 4 OF 4 AS ATTACHED TO ABOVE CONVEYANCE OF ACCESS RIGHTS AND WARRANTY DEED  
DATED JUNE 27TH, 2018

SHANDA ASSET MANAGEMENT LLC,  
a Delaware limited liability company

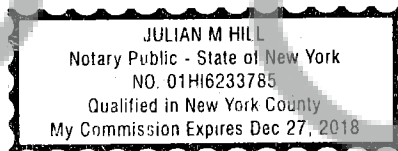
BY: WHITEFISH CASCADE FOREST RESOURCE 2  
LIMITED PARTNERSHIP, a limited partnership,  
as member

By [Signature]  
General Partner

By [Signature]  
General Partner

NEWYORK  
STATE OF ~~OREGON~~, County of NEWYORK

Dated This 20th day of July, 20 18. Personally appeared the above named TIANQIAO CHEN and  
TIANQIAO CHEN, who being sworn, stated that they are general partners of Whitefish Cascade  
Forest Resource 2 Limited Partnership, a limited partnership, as member of Shanda Asset Management LLC, a Delaware  
limited liability company and acknowledged the foregoing instrument to be their voluntary act. Before me:



Julian M. Hill  
Notary Public for Oregon & New York  
My Commission expires December 27, 2018

Accepted on behalf of the Oregon Department of Transportation

[Signature]

**Parcel 1 – Access Only**

A parcel of land lying in the NE1/4SE1/4 of Section 4 and the SW1/4SE1/4 of Section 8, Township 24 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in that Warranty Deed to Shanda Asset Management LLC, a Delaware limited liability company, recorded August 28, 2017 as Instrument No. 2017-009648 of Klamath County Record of Deeds.

**Parcel 2 - Fee**

A parcel of land lying in Lots 3 and 4 of Section 3, Township 24 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in that Warranty Deed to Shanda Asset Management LLC, a Delaware limited liability company, recorded August 28, 2017 as Instrument No. 2017-009648 of 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 The Dalles-California Highway, which center line is described as follows:

Beginning at Engineer's center line Station 1300+00.00 P.O.T., said station being 692.10 feet North and 536.09 feet East of the East one-sixteenth corner of Section 34, Township 23 South, Range 9 East, W.M. and Section 3, Township 24 South, Range 9 East, W.M.; thence South 52° 50' 32" West 2,855.92 feet; thence on a spiral curve left (the long chord of which bears South 52°10'04" West 399.98 feet) 400.00 feet; thence on a 5,664.25 foot radius curve left (the long chord of which bears South 44°50'24" West 1,180.04 feet) 1,182.18 feet; thence on a spiral curve left (the long chord of which bears South 37°30'44" West 399.98 feet) 400.00 feet; thence South 36°50'16" West 939.10 feet to Engineer's center line Station 1357+77.20 Back equals 1356+77.20 Ahead; thence South 36°50'16" West 14,322.80 feet to engineer's center line station 1500+00.00 P.O.T.

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

Station	to	Station	Width on Northwesternly Side of Center Line
1308+00.00		1340+00.00	200.00
Station	to	Station	Width on Southeasterly Side of Center Line
1308+00.00		1340+00.00	50.00

Bearings are based upon the Oregon Coordinate Reference System, Bend-Klamath Falls Zone, NAD 83(2011) Epoch 2010.00.

This parcel of land contains 12.28 acres, more or less.

### Parcel 3 - Fee

A parcel of land lying in the E1/2SE1/4 of Section 8 and the W1/2NE1/4 of Section 17, Township 24 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in that Warranty Deed to Shanda Asset Management LLC, a Delaware limited liability company, recorded August 28, 2017 as Instrument No. 2017-009648 of 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 The Dalles-California Highway, which center line is described in Parcel 2.

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

Station	to	Station	Width on Northwestern Side of Center Line
1420+00.00		1475+00.00	200.00
Station	to	Station	Width on Southeasterly Side of Center Line
1420+00.00		1475+00.00	50.00

This parcel of land contains 24.89 acres, more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

DIGITALLY SIGNED Feb 6 2018 2:47 PM

OREGON  
NOVEMBER 10, 2010  
TIMOTHY JOHN HUTCHISON  
72563

EXPIRES 6/30/19