

2018-010354

Klamath County, Oregon

08/28/2018 03:44:01 PM

Fee: \$122.00

CONVEYANCE OF ACCESS RIGHTS

For the true and actual consideration of \$500.00, **STEVEN J. TYRHOLM and MICHAEL D. TYRHOLM, doing business as S & M TYRHOLM INVESTMENTS CO. which acquired title as S & M TYRHOLM INVESTMENTS CO., a Partnership**, Grantor, as the owner of the property described on **Exhibit "A"** dated 4/13/17, 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-Lakeview 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-Lakeview Highway at the following place(s), in the following width(s):

Hwy. Engr's Sta.	Side of Hwy.	Width
144+03	Left	35'
146+48.95	Left	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.

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 #: 3909 001CA 500

Property Address: 6225 S 6th Street
Klamath Falls, OR 97603

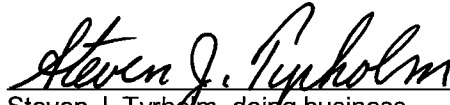
Grantor represents and warrants that no one, other than Grantor, is using or entitled to use the access rights herein conveyed and does covenant to and with Grantee, its successors and assigns, that Grantor is the legal owner of the above-mentioned property.

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 5th day of June, 2018.


Steven J. Tyrholm, doing business
as S & M Tyrholm Investments Co.
which acquired title as S & M Tyrholm
Investments Co., a Partnership

Michael D. Tyrholm, doing business
as S & M Tyrholm Investments Co.
which acquired title as S & M Tyrholm
Investments Co., a Partnership

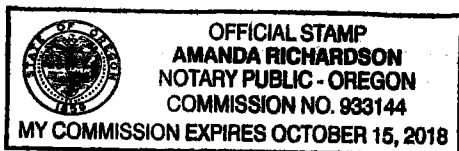
STATE OF OREGON, County of _____

Dated _____, 20_____. Personally appeared, and signed before me by, the above named Michael D. Tyrholm, doing business as S & M Tyrholm Investments Co. which acquired title as S & M Tyrholm Investments Co., a Partnership, who acknowledged the foregoing instrument to be his voluntary act. Before me:

Notary Public for Oregon
My Commission expires _____

STATE OF OREGON, County of Jackson

Dated July 31, 20 18. Personally appeared, and signed before me by, the above named Steven J. Tyrholm, doing business as S & M Tyrholm Investments Co. which acquired title as S & M Tyrholm Investments Co., a Partnership, who acknowledged the foregoing instrument to be his voluntary act. Before me:



Amanda Richardson
Notary Public for Oregon
My Commission expires 10/15/2018

Accepted on behalf of the Oregon Department of Transportation



CONVEYANCE OF ACCESS RIGHTS

For the true and actual consideration of \$500.00, **STEVEN J. TYRHOLM and MICHAEL D. TYRHOLM, doing business as S & M TYRHOLM INVESTMENTS CO. which acquired title as S & M TYRHOLM INVESTMENTS CO., a Partnership**, Grantor, as the owner of the property described on Exhibit "A" dated 4/13/17, 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-Lakeview 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-Lakeview Highway at the following place(s), in the following width(s):

Hwy. Engr's Sta.	Side of Hwy.	Width
144+03	Left	35'
146+48.95	Left	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.

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 #: 3909 001CA 500

Property Address: 6225 S 6th Street
Klamath Falls, OR 97603

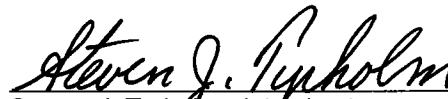
Grantor represents and warrants that no one, other than Grantor, is using or entitled to use the access rights herein conveyed and does covenant to and with Grantee, its successors and assigns, that Grantor is the legal owner of the above-mentioned property.

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 5th day of June, 2018.


Steven J. Tyrholm, doing business
as S & M Tyrholm Investments Co.
which acquired title as S & M Tyrholm
Investments Co., a Partnership

Michael D. Tyrholm, doing business
as S & M Tyrholm Investments Co.
which acquired title as S & M Tyrholm
Investments Co., a Partnership

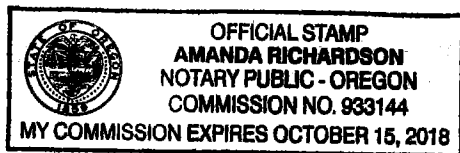
STATE OF OREGON, County of _____

Dated _____, 20_____. Personally appeared, and signed before me by, the above named Michael D. Tyrholm, doing business as S & M Tyrholm Investments Co. which acquired title as S & M Tyrholm Investments Co., a Partnership, who acknowledged the foregoing instrument to be his voluntary act. Before me:

Notary Public for Oregon
My Commission expires _____

STATE OF OREGON, County of Jackson

Dated July 31, 20 18. Personally appeared, and signed before me by, the above named Steven J. Tyrholm, doing business as S & M Tyrholm Investments Co. which acquired title as S & M Tyrholm Investments Co., a Partnership, who acknowledged the foregoing instrument to be his voluntary act. Before me:



Amanda Richardson
Notary Public for Oregon
My Commission expires 10/15/2018

Accepted on behalf of the Oregon Department of Transportation



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.

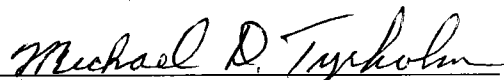
Grantor agrees that the consideration recited herein is just compensation for the property or property rights conveyed, including any and all damages to Grantor's remaining property, if any, which may result from the acquisition or use of said property or property rights. However, the consideration does 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.

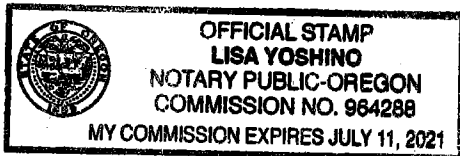
It is understood and agreed that the delivery of this document is hereby tendered and that terms and obligations hereof shall not become binding upon the State of Oregon Department of Transportation, unless and until accepted and approved by the recording of this document.

Dated this 5th day of June, 2018.

Steven J. Tyrholm, doing business
as S & M Tyrholm Investments Co.
which acquired title as S & M Tyrholm
Investments Co., a Partnership


Michael D. Tyrholm, doing business
as S & M Tyrholm Investments Co.
which acquired title as S & M Tyrholm
Investments Co., a Partnership

STATE OF OREGON, County of Clatsop
Dated July 27th, 2018. Personally appeared, and signed before me by, the above named
Michael D. Tyrholm, doing business as S & M Tyrholm Investments Co. which acquired title as S & M Tyrholm Investments
Co., a Partnership, who acknowledged the foregoing instrument to be his voluntary act. Before me:



[Signature]
Notary Public for Oregon
My Commission expires 7/11/2021

STATE OF OREGON, County of _____
Dated _____, 20____. Personally appeared, and signed before me by, the above named Steven
J. Tyrholm, doing business as S & M Tyrholm Investments Co. which acquired title as S & M Tyrholm Investments Co., a
Partnership, 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

[Signature]

Access Only

A tract of land lying in the NE1/4 of the SW1/4 of Section 1, Township 39 South, Range 9 East, W. M., Klamath County, Oregon and being that property described in that Warranty Deed to S & M Tyrholm Investments Co., a Partnership, recorded January 16, 1990 in Volume M90, Page 1080 of Klamath County Record of Deeds.

ALSO that property described in that Bargain and Sale Deed to S & M Tyrholm Investments Co., a partnership, recorded October 21, 1991 in Volume M91, Page 21998 of Klamath County Record of Deeds.

EXCEPT therefrom that property described in that Warranty Deed to the State of Oregon, by and through its Department of Transportation, recorded January 7, 2002 in Volume M02, Page 699 of Klamath County Record of Deeds.

This tract of land contains 3.65 Acres, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED May 7 2018 8:39 AM

OREGON
NOVEMBER 10, 2010
TIMOTHY JOHN HUTCHISON
72563

EXPIRES 6/30/19