

FILE# 9356-031  
MAP 11B-9-48

11783

  
MTC 206928 AM

**2019-013266**  
Klamath County, Oregon  
11/13/2019 02:21:01 PM  
Fee: \$102.00

### QUITCLAIM DEED

**DOUBLEDOWN INVESTMENTS, LLC**, an Oregon limited liability company, Grantor, being the holder of an interest in the hereinafter described property as evidenced by that certain Easement and Shared Parking Agreement, recorded 8/24/99, in Volume M99, Page 34218 in Records of Klamath County, Oregon, for no monetary consideration does relinquish and forever quitclaim unto the **STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION**, Grantee, all of Grantor's right, title, and interest in and to the property described as **Parcel 1 on Exhibit "A" dated 12/12/18** attached hereto and by this reference made a part hereof.

And subordinates all Grantor's right, title, and interest in and to the real property described in that certain temporary easement for work area heretofore granted by Ronald L. Maruska and Janet E. Maruska to the State of Oregon, by and through its Department of Transportation, the property described as **Parcel 2 on Exhibit "A" dated 12/12/18** attached hereto and by this reference made a part hereof.

SEND TAX STATEMENT TO: NO CHANGE

**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 #: 39 09 02AD 8600, 8700 and 8800

Property Address:

**THIS IS A PARTIAL ACQUISITION FOR HIGHWAY PURPOSES**

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.

The statement above is required by law to be included in this instrument. PLEASE NOTE: the property described in this instrument is not a "lot" or "parcel" as defined in ORS 92.010 or 215.010. Nevertheless, the property is a legally created unit of land as described in ORS 92.010 (9) (d) or (e).

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 21<sup>st</sup> day of October, 2019.

DOUBLEDOWN INVESTMENTS, LLC,  
An Oregon limited liability company

Ken Grassman  
Member(s) / Manager(s)

n/a  
Member(s) / Manager(s)

STATE OF OREGON, County of Washington

Dated October 21<sup>st</sup>, 2019. Personally appeared the above named <sup>el</sup> Ken ~~Kenneth~~ Grassman and  
N/A, Member(s) / Manager(s) of Doubledown Investments, LLC, an Oregon limited

liability company, who acknowledged the foregoing instrument to be their voluntary act. Before me:



A handwritten signature, likely of the notary, enclosed within an oval border.

Notary Public for Oregon  
My Commission expires March 30, 2020

Accepted on behalf of the Oregon Department of Transportation

A handwritten signature, likely of a representative from the Oregon Department of Transportation, positioned above a horizontal line.

**Parcel 1 - Fee**

A parcel of land lying in the SE¼NE¼ of Section 2, Township 39 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in that Quitclaim Deed to Ronald L. and Janet E. Maruska, as husband and wife as tenants by the entirety, recorded February 4, 2004 in Book M04, Page 06742, 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 the Northerly 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 75+21.60, said station being 131.80 feet East and 1.47 feet South of the West quarter corner of Section 2, Township 39 South, Range 9 East W.M.; thence North 89° 44' 04" East 2,984.00 feet; thence South 89° 52' 38" East 2,309.15 feet to Engineer's center line Station 128+14.75 Back equals 128+15.00 Ahead; thence South 89° 51' 00" East 360.50 feet to center line station 131+75.50 on said center line.

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

Station	to	Station	Width on Northerly Side of Center Line
119+80.00		119+94.00	42.00
119+94.00		120+14.00	46.00
120+14.00		121+00.00	42.00

Bearings are based on County Survey No. 7892, filed January, 2012, Klamath County, Oregon.

This parcel of land contains 195 square feet, more or less.

**Parcel 2 – Temporary Easement For Work Area (3 Years or duration of Project, whichever is sooner)**

A parcel of land lying in the SE¼NE¼ of Section 2, Township 39 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in that Quitclaim Deed to Ronald L. and Janet E. Maruska, as husband and wife as tenants by the entirety, recorded February 4, 2004 in Book M04, Page 6742, 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 the Northerly side of the center line of the relocated Klamath Falls-Lakeview Highway, which center line is described in Parcel 1.

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

Station	to	Station	Width on Northerly Side of Center Line
119+45.00		120+04.00	124.00
120+04.00		120+37.00	71.00
120+37.00		120+50.00	59.00

Bearings are based on County Survey No. 7892, filed January, 2012, Klamath County, Oregon.

EXCEPT therefrom Parcel 1.

This parcel of land contains 5,798 square feet, more or less.