

FILE# 9356013
MAP 11B-9-48



2019-013833
Klamath County, Oregon
11/26/2019 03:36:02 PM
Fee: \$102.00

QUITCLAIM DEED

J R ZUKIN CORPORATION, a California corporation dba **MEADOW OUTDOOR ADVERTISING**, Grantor, being the holder of an interest in the hereinafter described property as evidenced by that certain Memorandum of Lease, recorded August 7, 2009, in Document No. 2009-010634 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 abutter's rights of access, if any, between the property described as **Parcel 1 on Exhibit "A" dated 12/19/2018**, attached hereto and by this reference made a part hereof, and the Klamath Falls-Lakeview Highway, 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
96+45	Left	32'

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.

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 #: 39-09-02BD-03000

Property Address:

THIS IS A PARTIAL ACQUISITION FOR ROAD PURPOSES

GRANTOR DOES ALSO RELINQUISH AND FOREVER QUITCLAIM TO GRANTEE all of the Grantor's right, title and interest in and to the property described as **Parcels 2 on Exhibit "A" dated 12/19/2018**, attached hereto and by this reference made a part of.

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 Timothy W. DeSpain and Lela DeSpain, husband and wife, to the State of Oregon, by and through its Department of Transportation, the property described as **Parcel 3 on Exhibit "A" dated 12/19/2018**, attached hereto and by this reference made a part hereof.

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 25 day of SEPTEMBER, 2019.

**J R ZUKIN CORPORATION, a California corporation
dba MEADOW OUTDOOR ADVERTISING**

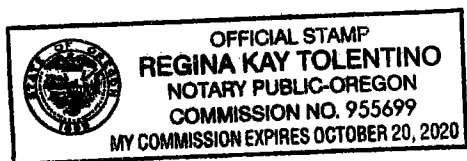
By 
President

By 
Secretary

STATE OF OREGON, County of WASCO

Dated SEPT. 25, 20 19. Personally appeared J. CHRIS ZUKIN and JOHN LEHMAN, who, being sworn, stated that they are the President and Secretary of J R Zukin

Corporation, a California corporation dba Meadow Outdoor Advertising and that this instrument was voluntarily signed on behalf of the corporation by authority of its Board of Directors. Before me:



Regina Kay Tolentino
Notary Public for Oregon
My Commission expires 10-20-20

Accepted on behalf of the Oregon Department of Transportation

[Signature]

Parcel 1 – Access Only

A parcel of land lying in the SE¼NW¼ of Section 2, Township 39 South, Range 9 East, W.M., Klamath County, Oregon and being that property described in that Statutory Warranty Deed to Timothy W. DeSpain and Lela DeSpain, as Tenants by the Entirety, recorded March 31, 2017 as Instrument No. 2017-003416, Klamath County Record of Deeds.

This parcel of land contains 22,216 square feet, more or less.

Parcel 2 - Fee

A parcel of land lying in the SE¼NW¼ of Section 2, Township 39 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in that Statutory Warranty Deed to Timothy W. DeSpain and Lela DeSpain, as Tenants by the Entirety, recorded March 31, 2017 as Instrument No. 2017-003416, 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
94+90.00		95+10.00	42.00
95+10.00		95+40.00	48.00
95+40.00		96+55.00	42.00

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

This parcel of land contains 437 square feet, more or less.

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

A parcel of land lying in the SE¼NW¼ of Section 2, Township 39 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in that Statutory Warranty Deed to Timothy W. DeSpain and Lela DeSpain, as Tenants by the Entirety, recorded March 31, 2017 as Instrument No. 2017-003416, Klamath County Record of Deeds; the said parcel being that portion of said property lying between lines at right angles to the center line of the relocated Klamath Falls-Lakeview Highway at Engineer's Stations 94+90.00 and 96+55.00 and included in a strip of land 58.00 feet in width, lying on the Northerly side of said center line, which center line is described in Parcel 2.

EXCEPT therefrom Parcel 2.

This parcel of land contains 2,099 square feet, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED Feb 28 2019 10:40 AM

OREGON
NOVEMBER 10, 2010
TIMOTHY JOHN HUTCHISON
72563

EXPIRES 6/30/19