

2019-014066
Klamath County, Oregon
12/04/2019 11:17:01 AM
Fee: \$97.00


MTC 201483AM

QUITCLAIM DEED

JEFFREY E. BROWN, Trustee, or his Successors in Trust, under the Jeffrey E. Brown Living Trust dated April 20, 2010; and FRANK L. KREBS, JR., Trustee of the Frank L. Krebs Living Trust, Grantor, being the holder of an interest in the hereinafter described property as evidenced by that certain Grant of Easement recorded April 10, 1953, in Volume 311, Page 426, 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 1/3/2019 attached hereto and by this reference made a part hereof.

Grantor also grants to Grantee, its successors and assigns, a temporary easement for a work area for construction purposes over and across the property described as **Parcel 2 on Exhibit "A" dated 1/3/2019**, attached hereto and by this reference made a part hereof.

IT IS UNDERSTOOD that the temporary easement rights herein granted shall terminate three (3) years from the date hereof or upon completion of the State of Oregon Department of Transportation's construction project, whichever is sooner.

IT IS ALSO UNDERSTOOD that the temporary easement herein granted does not convey any right or interest in the above-described Parcel 2, except as stated herein, nor prevent Grantor from the use of said property; provided, however that such use does not interfere with the rights herein granted.

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 10600 &
39 09 02BC 1400

Property Address: 4525-29 S 6th Street
Klamath, OR 97603

THIS IS A PARTIAL ACQUISITION FOR HIGHWAY PURPOSES

And subordinates all Grantor's right, title, and interest in and to the real property described in that certain easement for Roadway Easement heretofore granted by SWB LLC, an Oregon Limited Liability Company to the State of Oregon, by and through its Department of Transportation, the property described as **Parcel 2 on Exhibit "A" dated 1/3/2019** attached hereto and by this reference made a part hereof.

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.

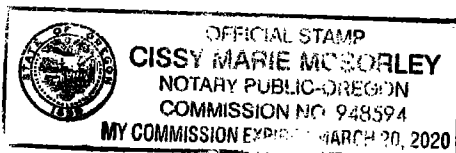
Dated this 26 day of SEPTEMBER, 20 19.

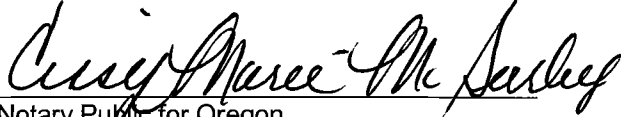
JEFFREY E. BROWN LIVING TRUST dated
April 20, 2010


Jeffrey E. Brown, Trustee

STATE OF OREGON, County of Klamath

Dated September 26, 20 19. Personally appeared the above named Jeffrey E. Brown, Trustee, and acknowledged the foregoing instrument to be his voluntary act. Before me:




Notary Public for Oregon
My Commission expires 03-20-20

SEE ATTACHED SEPARATE SIGNATURE AND ACKNOWLEDGMENTS ON PAGE 3



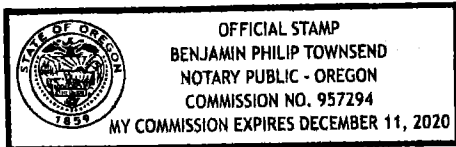
SIGNATURE PAGE 3 OF 3 AS ATTACHED TO ABOVE QUITCLAIM DEED DATED 10-3- 2019

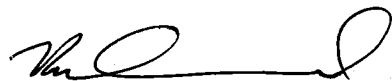
FRANK L. KREBS LIVING TRUST


Frank L. Krebs, Trustee

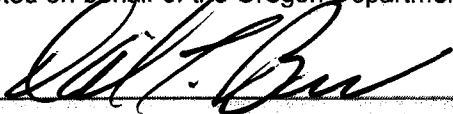
STATE OF OREGON, County of Lane

Dated October 3rd, 2019. Personally appeared the above named Frank L. Krebs, Trustee, and acknowledged the foregoing instrument to be his voluntary act. Before me:




Notary Public for Oregon
My Commission expires 12-11-2020

Accepted on behalf of the Oregon Department of Transportation



Parcel 1 - Fee

A parcel of land lying in the S½NW¼ of Section 2, Township 39 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in that Warranty Deed to SWB LLC, an Oregon Limited Liability Company, recorded March 25, 2005 in Volume M05, Page 19712, 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 86+31.00 and 88+00.00 and included in a strip of land 42.00 feet in width, lying on the Northerly side of said center line, 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.

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

This parcel of land contains 281 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 S½NW¼ of Section 2, Township 39 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in that Warranty Deed to SWB LLC, an Oregon Limited Liability Company, recorded March 25, 2005 in Volume M05, Page 19712, 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 86+31.00 and 88+00.00 and included in a strip of land 61.00 feet in width, lying on the Northerly side of said center line, which center line is described in Parcel 1.

EXCEPT therefrom Parcel 1.

This parcel of land contains 2,665 square feet, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED Feb 28 2019 10:16 AM

OREGON
NOVEMBER 10, 2010
TIMOTHY JOHN HUTCHISON
72563

EXPIRES 6/30/19