

2019-014393

Klamath County, Oregon

12/11/2019 03:00:00 PM

Fee: \$102.00



QUITCLAIM DEED

JKH 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, recorded April 7, 1954, Volume 266, Page 269, 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 12/12/2018** 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 Dirk G. De'Groot and Wendy A. De'Groot, husband and wife; and Kevin L. Hamilton to the State of Oregon, by and through its Department of Transportation, the property described as **Parcel 2 on Exhibit "A" dated 12/12/2018** 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 8000

Property Address: 5711 S 6th Street
Klamath Falls, OR 97603

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 15th day of November, 2019.

JKH INVESTMENTS LLC,
an Oregon limited liability company



Member(s) / Manager(s)



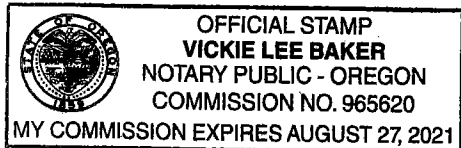
Member(s) / Manager(s)

STATE OF OREGON, County of Klamath

Dated 15th Nov, 2019 Personally appeared the above named Joshua Hansen and

Kelly Hansen, Member(s) / ~~Manager(s)~~ of JKH Investments LLC, an Oregon limited liability

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



Vickie Lee Baker
Notary Public for Oregon
My Commission expires 8-27-21

Accepted on behalf of the Oregon Department of Transportation

[Signature]

Parcel 1 - Fee

A parcel of land lying in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ 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 Dirk G. DeGroot and Wendy A. Degroot, as tenants by the entirety, as to an undivided $\frac{1}{2}$ interest and Kevin L. Hamilton and Tana M. Hamilton, as tenants by the entirety, as to an undivided $\frac{1}{2}$ interest, all as tenants in common, recorded April 21, 2006 as Document No. M06-07839, 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 124+80.00 and 125+65.00 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 152 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 SE $\frac{1}{4}$ NE $\frac{1}{4}$ 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 Dirk G. DeGroot and Wendy A. Degroot, as tenants by the entirety, as to an undivided $\frac{1}{2}$ interest and Kevin L. Hamilton and Tana M. Hamilton, as tenants by the entirety, as to an undivided $\frac{1}{2}$ interest, all as tenants in common, recorded April 21, 2006 as Document No. M06-07839, 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 124+80.00 and 125+65.00 and included in a strip of land 59.00 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 1,294 square feet, more or less.

DIGITALLY SIGNED Feb 28 2019 10:58 AM