

FILE# 9356-026  
MAP 11B-9-48



**2020-000291**

Klamath County, Oregon

01/08/2020 03:03:00 PM

Fee: \$97.00

### QUITCLAIM DEED

**NIHAL & NISHAN LLC, Oregon limited liability company doing business as TOWNE HOUSE MOTEL**, Grantor, being the holder of a leasehold interest in the hereinafter described property, 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 2 on Exhibit "A" dated 1/10/2019**, attached hereto and by this reference made a part hereof.

And subordinates the remainder of the rights held by the undersigned under said Lease to the access restrictions and interest in and to the real property described in that access only, 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 Rajiv Ratan to the State of Oregon, by and through its Department of Transportation, the property described as **Parcels 1 and 3 on Exhibit "A" dated 1/10/2019**, 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.**

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 02AC 7900

Property Address:

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

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 November, 20 19.



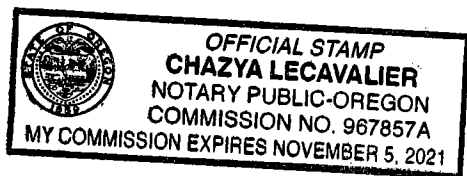
NIHAL & NISHAN LLC, Oregon limited liability  
company doing business as TOWNE HOUSE MOTEL

[Signature]  
Member(s) / Manager(s)

\_\_\_\_\_  
Member(s) / Manager(s)

STATE OF OREGON, County of Klamath

Dated November 25, 2019. Personally appeared the above named Rajiv Ratan and \_\_\_\_\_, Member(s) / Manager(s) of Nihal & Nishan LLC, Oregon limited liability company, who acknowledged the foregoing instrument to be their voluntary act. Before me:



[Signature]  
Notary Public for Oregon  
My Commission expires November 5, 2021

Accepted on behalf of the Oregon Department of Transportation

[Signature]

**Parcel 1 – Access Only**

A parcel of land lying in the SW¼NE¼ 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 Rajiv Ratan, recorded March 4, 2014 as Instrument No. 2014-001855, Klamath County Record of Deeds.

This parcel of land contains 18,295 square feet, more or less.

**Parcel 2 - Fee**

A parcel of land lying in the SW¼NE¼ 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 Rajiv Ratan, recorded March 4, 2014 as Instrument No. 2014-001855, 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 112+00.00 and 113+18.00 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 192 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 SW¼NE¼ 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 Rajiv Ratan, recorded March 4, 2014 as Instrument No. 2014-

001855, 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 112+00.00 and 113+24.00 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 2.

EXCEPT therefrom Parcel 2.

This parcel of land contains 1,869 square feet, more or less.