

2020-012583

Klamath County, Oregon

10/01/2020 11:38:00 AM

Fee: \$107.00

WARRANTY DEED

HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL, Trustees of the Caldwell Family Trust
UDA January 5, 1996, Grantors, for the true and actual consideration of \$330,000 do convey unto the STATE
OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Grantee, fee title to the property
described as **Parcels 1, 2, 3 and 4 on Exhibit "A" dated 08/25/2020**, attached hereto and by this reference made
a part hereof.

Grantor covenants to and with Grantee, its successors and assigns, that grantor is the owner of said property
which is free from encumbrances, except for easements, conditions, and restrictions of record, and will warrant the
same from all lawful claims whatsoever, except as stated herein.

Grantor agrees that the consideration recited herein is just compensation for the property or property rights
conveyed, including any and all reduction in value to Grantor's remaining property, if any, which may result from the
acquisition or use of said property or property rights. However, the consideration does not include damages
resulting from any use or activity by Grantee beyond or outside of those uses expressed herein, if any, or damages
arising from any negligence.

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.

AFTER RECORDING RETURN TO &
TAX STATEMENTS TO:
OREGON DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SECTION
4040 FAIRVIEW INDUSTRIAL DRIVE SE, MS#2
SALEM OR 97302-1142

Map and Tax Lot #: 3909-01400-00900 &
3909-02300-00700

Property Address:

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.

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 4 day of September, 2020

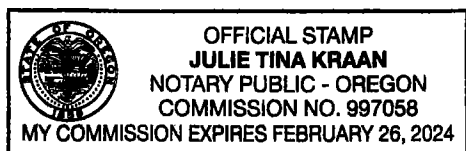
CALDWELL FAMILY TRUST
UDA January 5, 1996

Henry J. Caldwell, Jr.
Henry J. Caldwell, Jr., Trustee

Deborah L. Caldwell
Deborah L. Caldwell, Trustee

STATE OF OREGON, County of Klamath

Dated 4 September, 2020. Personally appeared the above named Henry J. Caldwell, Jr. and Deborah L. Caldwell, Trustees, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Julie Tina Kraan
Notary Public for Oregon
My Commission expires Feb 26, 2024

Accepted on behalf of the Oregon Department of Transportation

[Signature]

Parcel 1 – Fee

A parcel of land lying in the SW¼SE¼ of Section 14 and the NW¼NE¼ of Section 23, 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 Henry J. Caldwell, Jr. and Deborah L. Caldwell, Trustees of the Caldwell Family Trust, recorded March 1, 2005 in Book M05, Page 13614 of Klamath County Record of Deeds; said parcel being that portion of said property included in a strip of land variable in width, lying on each side of the center line of the constructed Brett Way, which center line is described as follows:

Beginning at Engineer's center line Station 'B' 5+00.00, said station being North 684.94 feet and West 740.86 feet of the Southeast corner of Section 15, Township 39 South, Range 9 East, W.M.; thence South 38°06'14" East 74.27 feet; thence on a 400.00 foot radius curve left (the long chord of which bears South 64°03'34" East 350.14 feet) 362.41 feet; thence North 89°59'06" East 520.13 feet; thence on a 350.00 foot radius curve left (the long chord of which bears North 73°34'38" East 197.73 feet) 200.46 feet; thence North 57°10'10" East 178.06 feet; thence on a 450.00 foot radius curve right (the long chord of which bears South 75°19'21" East 663.64 feet) 746.26 feet; thence South 27°48'51" East 341.40 feet; thence on a 350.00 foot radius curve left (the long chord of which bears South 58°20'13" East 355.52 feet) 372.91 feet; thence South 88°51'36" East 2422.44 feet to Engineer's center line station 'B' 57+18.33, said station being North 9.65 feet and East 1327.04 feet of the Southeast corner of Section 14, Township 39 South, Range 9 East, W.M.

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

Station	to	Station	Width on Northerly Side of Center Line
"B" 43+25.00		"B" 57+00.00	60.00
Station	to	Station	Width on Southerly Side of Center Line
"B" 43+25.00		"B" 55+98.00	60.00
"B" 55+98.00		"B" 56+61.00	60.00 in a straight line to 88.00
"B" 56+61.00		"B" 57+00.00	88.00 in a straight line to 190.00

Bearings are based on the Oregon Coordinate Reference System – Bend-Klamath Falls Zone, NAD 83 (2011) epoch 2010.00.

This parcel of land contains 3.60 acres, more or less, outside the existing right of way.

Parcel 2 – Fee

A parcel of land lying in the SW¼SE¼ of Section 14, 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 Henry J. Caldwell, Jr. and Deborah L. Caldwell, Trustees of the Caldwell Family Trust, recorded March 1, 2005 in Book M05, Page 13614 of Klamath County Record of Deeds; said parcel being that portion of said property included in a strip of land 85.00 feet in width, lying on Westerly side of the center line of the relocated County Road 880 (Homedale Road), which center line is described as follows:

Beginning at Engineer's center line Station 'H' 63+27.25, said station being North 10.37 feet and West 1327.25 feet of the Southeast corner of Section 14, Township 39 South, Range 9 East, W.M.; thence North 0°02'35" East 2722.75 feet to Engineer's center line station 'H' 90+50.00, said station being North 4.53 feet and East 4021.05 feet of the West quarter corner of Section 14, Township 39 South, Range 9 East, W.M.

EXCEPT therefrom Parcel 1.

This parcel of land contains 39,735 square feet, more or less, outside the existing right of way.

Parcel 3 Fee

A parcel of land lying in the SW¼SE¼ of Section 14, 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 Henry J. Caldwell, Jr. and Deborah L. Caldwell, Trustees of the Caldwell Family Trust, recorded March 1, 2005 in Book M05, Page 13614 of Klamath County Record of Deeds; said parcel being that portion of said property lying northerly of the section line common to Sections 14 and 23, Township 39 South, Range 9 East, W.M.

EXCEPT therefrom Parcel 1.

ALSO EXCEPT therefrom Parcel 2.

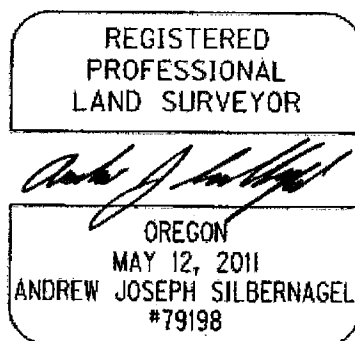
This parcel of land contains 17.90 acres, more or less, outside the existing right of way.

Parcel 4 Fee

A parcel of land lying in the NW¼NE¼ of Section 23, 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 Henry J. Caldwell, Jr. and Deborah L. Caldwell, Trustees of the Caldwell Family Trust, recorded March 1, 2005 in Book M05, Page 13614 of Klamath County Record of Deeds; said parcel being that portion of said property lying southerly of the section line common to Sections 14 and 23, Township 39 South, Range 9 East, W.M.

EXCEPT therefrom Parcel 1.

This parcel of land contains 36.95 acres, more or less, outside the existing right of way.



RENEWS: JUNE 30, 2022

SIGNED: 08/16/2020

Certification of Charges Paid
[Oregon Revised Statutes (ORS) 311.411]

Certification #

2020-8

All charges have been paid for the real property that is the subject of conveyance between:

Grantor

CALDWELL, HENRY J. JR & DEBORAH L. TRUSTEES CALDWELL FAMILY TRUST UDA JAN. 5, 1996

Grantee

STATE OF OREGON DEPARTMENT OF TRANSPORTATION

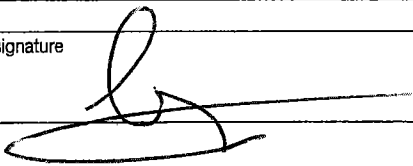
Signed on (date)

SEPTEMBER 29, 2020

and for consideration of

\$ 330,000

Assessor's signature



Date

10/1/2020

MAP AND TAX LOT # 3909-01400-00900
3909-02300-00700