



PERMANENT EASEMENT

JUST ONE PROPERTIES LLC, an Oregon limited liability company, ~~an inactive LLC~~, Grantor, for the true and actual consideration of **\$1,400**, does grant to the **STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION**, Grantee, its successors and assigns, a permanent easement to install, operate, and maintain traffic control facilities, and its appurtenances, including traffic signal vehicle loop detectors, under, over, and across the property described as **Parcel 1 on Exhibit "A" dated August 29, 2024**, attached hereto and by this reference made a part hereof.

IT IS UNDERSTOOD that the easement herein granted does not convey any right or interest in the above-described property, 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. Grantee, its successors and assigns, shall have the right to go upon the real property herein above described for the purpose of installing, operating, and maintaining said traffic control facilities and its appurtenances.

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 August 29, 2024**, 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.

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 #: 411011AB-300

Property Address: 105 E COURT DR
MERRILL OR 97633

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.

Grantor, covenants to and with Grantee, its successors and assigns, that Grantor is the owner of said property, and will warrant the easement rights herein granted from all lawful claims whatsoever.

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.

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.

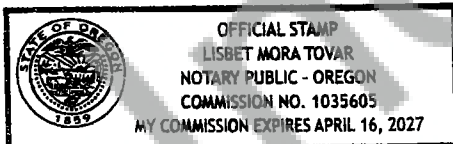
Dated this 7th day of Feb, 2025

JUST ONE PROPERTIES LLC, an Oregon limited liability company

By: Mark Sams
Member / Manager

By: Darlene Sams
Member / Manager

STATE OF OREGON County of Klamath
Dated 2/7, 2025. Personally appeared the above named Mark Sams
and Darlene Sams, Member(s) / Manager(s) of Just One Properties LLC, an Oregon limited liability company, who acknowledged the foregoing instrument to be their voluntary act. Before me:



[Signature]
Notary Public for State of Oregon
My Commission expires April 16, 2027

Accepted on behalf of the Oregon Department of Transportation

[Signature]

Parcel 1 – Permanent Easement For Traffic Control Facilities

A parcel of land lying in Lot 1 of Lost River Court Addition To Merrill, Oregon, official records of Klamath County, Oregon; the said parcel being that portion of said property lying between lines at right angles to the center line of the Klamath Falls-Malin Highway at Engineer's Stations 106+75.00 and 106+84.00 and included in a strip of land 35.00 feet in width, lying on the Southerly side of said center line, which center line is described as follows:

Beginning at Engineer's center line Station 97+00.00 P.O.T, said station being 480.30 feet North and 332.30 feet East of the South quarter corner of Section 2, Township 40 South, Range 10 East, W.M., Klamath County, Oregon; thence South $36^{\circ} 43' 56''$ East, 106.14 feet; thence on a spiral curve left (the long chord of which bears South $43^{\circ} 23' 58''$ East 397.83 feet) 400.00 feet; thence on a 572.32 foot radius curve left (the long chord of which bears South $63^{\circ} 23' 33''$ East 132.32 feet) 132.61 feet; thence on a spiral curve left (the long chord of which bears South $83^{\circ} 23' 09''$ East 397.83 feet) 400.00 feet; thence North $89^{\circ} 56' 48''$ East 150.27 feet; thence North $89^{\circ} 57' 01''$ East 329.98 feet to Engineer's center line Station 112+19.00 Back equals 111+59.07 Ahead; thence North $89^{\circ} 57' 01''$ East 989.85 feet; thence North $89^{\circ} 56' 10''$ East 1,319.98 feet; thence North $89^{\circ} 55' 24''$ East 1,331.10 feet to Engineer's center line Station 148+00.00 P.O.T.

Bearings are based upon the Oregon Coordinate Reference System, Bend-Klamath Falls Zone, NAD83 (2011) epoch 2010.00.

This parcel of land contains 43 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 Lots 1 and 2 of Lost River Court Addition To Merrill, Oregon, official records of Klamath County, Oregon; the said parcel being that portion of said property lying between lines at right angles to the center line of the Klamath Falls-Malin Highway at Engineer's Stations 105+90.00 and 107+59.00 and included in a strip of land 36.00 feet in width, lying on the Southerly side of said center line, which center line is described in Parcel 1.

This parcel of land contains 426 square feet, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Digitally Signed

OREGON
NOVEMBER 10, 2010
TIMOTHY JOHN HUTCHISON
72563

RENEWALS: 6-30-2025