



WARRANTY DEED

RODNEY MCCOLLAM, Successor Trustee of Phyllis D. McCollam Revocable Living Trust which acquired title as The 544-50-2903 Revocable Living Trust, Grantor, for the true and actual consideration of **\$2,200** does convey unto the **STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION,** Grantee, fee title to the property described as **Parcel 1 on Exhibit "A" dated August 29, 2024,** 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 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.

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 #: 411011AB-100

Property Address: N/A

THIS IS A PARTIAL ACQUISITION FOR HIGHWAY PURPOSES

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.

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).

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.

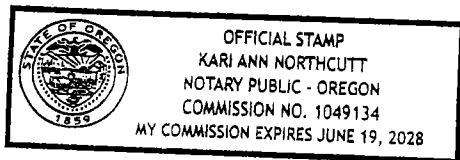
Dated this 4 day of Feb, 2025.

PHYLLIS D. MCCOLLAM REVOCABLE LIVING TRUST

By: Rodney M. McCollam Successor Trustee
Rodney McCollam, Successor Trustee

STATE OF Oregon, County of Klamath

Dated February 4, 2025. Personally appeared the above named Rodney McCollam, Successor Trustee of Phyllis D. McCollam Revocable Living Trust which acquired title as The 544-50-2903 Revocable Living Trust, and acknowledged the foregoing instrument to be his/~~her~~ voluntary act. Before me:



Kari Northcutt
Notary Public for State of Oregon
My Commission expires June 19, 2028

Accepted on behalf of the Oregon Department of Transportation

[Signature]

Parcel 1 – Fee

A parcel of land lying in Lot 2 of Section 11, Township 41 South, Range 10 East, W.M., Klamath County, Oregon and being a portion of that property described in that Quitclaim Deed to Phyllis D McCollam RLT, Phyllis D McCollam, Trustee recorded June 5, 2017 as Instrument No. 2017-006149, Klamath County Deed Records; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Southerly side of the center line of the relocated Klamath Falls-Malin Highway, 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.

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

Station	to	Station	Width on Southerly Side of Center Line
107+59.00		108+55.00	30.00 in a straight line to 39.00

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

This parcel of land contains 376 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 Lot 2 of Section 11, Township 41 South, Range 10 East, W.M., Klamath County, Oregon and being a portion of that property described in that Quitclaim Deed to Phyllis D McCollam RLT, Phyllis D McCollam, Trustee recorded June 5, 2017 as Instrument No. 2017-006149, Klamath County Deed Records; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Southerly side of the center line of the relocated Klamath Falls-Malin Highway, which center line is described in Parcel 1.

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

Station	to	Station	Width on Southerly Side of Center Line
105+90.00		107+59.00	36.00
107+59.00		108+55.00	36.00 in a straight line to 44.00

EXCEPT therefrom Parcel 1.

This parcel of land contains 765 square feet, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Digitally Signed

OREGON
NOVEMBER 10, 2010
TIMOTHY JOHN HUTCHISON
72563

RENEWS: 6-30-2025