



BOARD OF COMMISSIONERS

Agenda Item Summary

2026-000164

Klamath County, Oregon



00351456202600001640100100

When you're here, you're home

01/06/2026 04:14:08 PM

Fee: NO FEE

Agenda Category: Other

Item No: 12.2

Meeting Date: December 16, 2025

Department: Public Works

Issue: In the matter of approving a Right-of-Way dedication for bridge and road construction associated with the replacement of Bridge 18C017, Lost River (East Langell Valley Rd) Bridge.

Background: In consideration of its age, distress types, and load deficiency, Bridge 18C017 was identified as a priority structure for replacement. BOCC previously approved and executed a contract for services to develop plans and specifications for Bridge 18C017 replacement in October of 2022 and this phase is nearly complete. This action will procure the land required on the south side of the bridge to accommodate bridge construction, drainage improvements, and any required future maintenance and utilities. The settlement agreement in question was negotiated with a willing seller by Public Works.

Recommended Motion: Board approve the Right-of-Way dedication for bridge and road construction associated with the replacement of Bridge 18C017, Lost River (East Langell Valley Rd) Bridge. Fiscal impact: Expenditure of \$1300.00 from Road Operating Budget.

DONE AND DATED this 16th day of December, 2025.

*Kelley M. [Signature]*  
Chair

Approved   
Denied

*[Signature]*  
Derrick DeGroot (Dec 17, 2025 13:14:14 PST)

Vice-Chair  
Approved   
Denied

Out of office today

Commissioner  
Approved   
Denied

**AFTER RECORDING RETURN TO:**

Klamath County Public Works  
305 Main Street  
Klamath Falls, OR 97601

**GRANTOR:**

Bauersfeld, James R and Christine R Living Trust  
PO BOX 40  
Beatty, OR 97621

**GRANTEE:**

Klamath County  
305 Main Street  
Klamath Falls, OR 97601

**RIGHT OF WAY DEDICATION**

Bauersfeld James R and Christine R Living Trust, Grantor, does hereby grant unto the County of Klamath, hereinafter called the "County", a perpetual right-of-way for street purposes on, over, and under the following described property for use as a public street all of the following described real property situated in Klamath County, Oregon:

- See attached Exhibit "A" Legal Description and;
- See attached Exhibit "B" Map Drawing for Legal Description

The true consideration of this conveyance is for **\$1,300.00**, the receipt of which is hereby acknowledged by GRANTOR.

The dedicated property shall only be used for public street purposes, which includes utilities.

And the GRANTOR warrants that 1) GRANTOR has marketable title to the property, 2) the County may peaceably enjoy the rights and benefits of this dedication, 3) there are no other interests in the property which conflict with the County's intended use of this dedication, 4) the property is free of encumbrances except those of which GRANTOR has notified the County, and 5) GRANTOR has the unrestricted right to dedicate the property without additional consent or permission.

Dated this 2nd day of DECEMBER, 2025.

**GRANTOR:**

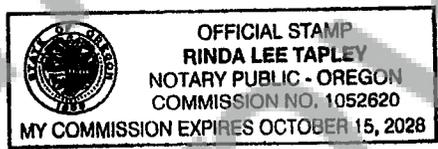
[Signature]  
(Name)

[Signature]  
(Name)

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 2nd day of December, 2025 by  
Christine R. Bauersfield and James R. Bauersfield

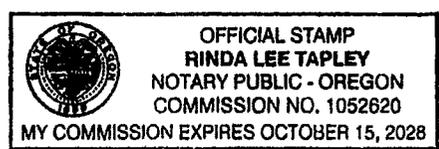
[Signature]  
Notary Public for Oregon  
My commission expires:



STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 2nd day of December, 2025 by  
Christine R. Bauersfield as James R. Bauersfield of  
Wilks Ranch Oregon, LTD an inactive Texas Partnership.

[Signature]  
Notary Public for Oregon  
My commission expires:



Approved as to Form

*[Handwritten Signature]*

County Attorney

Accepted on behalf of Klamath County by the Klamath County Board of Commissioners

*[Handwritten Signature]*  
Chair

*[Handwritten Signature]*  
Derrick DeGroot (Dec 17, 2025 13:14:14 PST)  
Commissioner

Out of office today  
Commissioner

12/16/25  
Date

12/16/25  
Date

Date

Unofficial Copy

**EXHIBIT "A"****TAXLOT 600 (PERMANENT EASEMENT FOR RIGHT OF WAY)**

A PARCEL OF LAND LYING IN THE NE1/4 OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THE SAID PARCEL BEING THAT PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED DOC NO. 2022-012547 OF THE KLAMATH COUNTY CLERK'S OFFICE; SAID PARCEL BEING DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE 3-1/2" ALUMINUM CAP MARKING THE NORTHEAST SECTION CORNER OF SAID SECTION 29, SAID NORTHEAST CORNER BEARS NORTH 89°50'44" EAST A DISTANCE OF 5310.10 FEET FROM THE 3-1/2" ALUMINUM CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 29; THENCE SOUTH 85°48'52" WEST A DISTANCE OF 2172.20 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST LANGELL VALLEY ROAD, ROAD NO. 1211, SAID POINT BEING THE **POINT OF BEGINNING (1)**;

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 73°52'36" EAST A DISTANCE OF 232.00 FEET TO A POINT, SAID POINT BEARING SOUTH 83°27'20" WEST A DISTANCE OF 1956.28 FEET FROM SAID NORTHEAST CORNER OF SECTION 29; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 16°07'24" WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY, NORTH 73°52'36" WEST A DISTANCE OF 72.00 FEET TO A POINT; THENCE NORTH 16°07'24" EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY, NORTH 73°52'36" WEST A DISTANCE OF 160.00 FEET TO A POINT; THENCE NORTH 16°07'24" EAST A DISTANCE OF 15.00 FEET TO THE **POINT OF BEGINNING (1)**.

THIS PARCEL OF LAND CONTAINS 3840 SQUARE FEET, MORE OR LESS.

**TAXLOT 600 (TEMPORARY CONSTRUCTION EASEMENT)**

A PARCEL OF LAND LYING IN THE NE1/4 OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THE SAID PARCEL BEING THAT PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED DOC NO. 2022-012547 OF THE KLAMATH COUNTY CLERK'S OFFICE; SAID PARCEL BEING THAT PORTION OF SAID PROPERTY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE 3-1/2" ALUMINUM CAP MARKING THE NORTHEAST SECTION CORNER OF SAID SECTION 29, SAID NORTHEAST CORNER BEARS NORTH 89°50'44" EAST A DISTANCE OF 5310.10 FEET FROM THE 3-1/2" ALUMINUM CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 29; THENCE SOUTH 85°48'52" WEST A DISTANCE OF 2172.20 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST LANGELL VALLEY, ROAD NO. 1211, SAID POINT BEING THE **POINT OF BEGINNING (1)**,

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 73°52'36" EAST A DISTANCE OF 232.00 FEET TO A POINT, SAID POINT BEARING SOUTH 83°27'20" WEST A DISTANCE OF 1956.28 FEET FROM SAID NORTHEAST CORNER OF SECTION 29; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 73°52'36" EAST A DISTANCE OF 12.32 FEET TO A POINT; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY SOUTH 16°07'24" WEST A DISTANCE OF 78.00 FEET TO A POINT; THENCE PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY, NORTH 73°52'36" WEST A DISTANCE OF 94.00 FEET TO A POINT; THENCE NORTH 16°07'24" EAST A DISTANCE OF 18.00 FEET TO A POINT; THENCE PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY NORTH 73°52'36" WEST A DISTANCE OF 336.07 FEET TO A POINT; THENCE NORTH 16°07'24" EAST A DISTANCE OF 60.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 73°52'36" EAST A DISTANCE OF 185.74 FEET TO THE **POINT OF BEGINNING (1)**.

**EXCEPTING THEREFROM ANY AND ALL PORTION CONTAINED WITHIN PARCEL 1 AS DESCRIBED ABOVE.**

THIS PARCEL OF LAND CONTAINS 23656 SQUARE FEET, MORE OR LESS.

**TAXLOT 500 (PERMANENT EASEMENT FOR RIGHT OF WAY)**

A PARCEL OF LAND LYING IN THE NE1/4 OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THE SAID PARCEL BEING THAT PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED DOC NO. 2022-012547 OF THE KLAMATH COUNTY CLERK'S OFFICE; SAID PARCEL BEING THAT PORTION OF SAID PROPERTY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE 3-1/2" ALUMINUM CAP MARKING THE NORTHEAST SECTION CORNER OF SAID SECTION 29, SAID NORTHEAST CORNER BEARS NORTH 89°50'44" EAST A DISTANCE OF 5310.10 FEET FROM THE 3-1/2" ALUMINUM CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 29; THENCE SOUTH 82°40'50" WEST A DISTANCE OF 1895.09 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST LANGELL VALLEY ROAD, COUNTY ROAD NO. 1211, SAID POINT BEING THE **POINT OF BEGINNING (2)**, SAID POINT OF BEGINNING(2) ALSO BEARING SOUTH 86°12'44" EAST A DISTANCE OF 3437.94 FEET FROM SAID NORTHWEST CORNER OF SECTION 29;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 73°52'36" EAST A DISTANCE OF 68.00 FEET TO A POINT; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY SOUTH 16°07'24" WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY, NORTH 73°52'36" WEST A DISTANCE OF 68.00 FEET TO A POINT; THENCE NORTH 16°07'24" EAST A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING (2)**.

THIS PARCEL OF LAND CONTAINS 1358 SQUARE FEET, MORE OR LESS.

**TAXLOT 500 (TEMPORARY CONSTRUCTION EASEMENT)**

A PARCEL OF LAND LYING IN THE NE1/4 OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THE SAID PARCEL BEING THAT PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED DOC NO. 2022-012547 OF THE KLAMATH COUNTY CLERK'S OFFICE; SAID PARCEL BEING THAT PORTION OF SAID PROPERTY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE 3-1/2" ALUMINUM CAP MARKING THE NORTHEAST SECTION CORNER OF SAID SECTION 29, BEARING NORTH 89°50'44" EAST A DISTANCE OF 5310.10 FEET FROM THE 3-1/2" ALUMINUM CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 29, THENCE SOUTH 82°40'50" WEST A DISTANCE OF 1895.09 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF E. LANGELL VALLEY ROAD NO. 1211 AND BEING THE **POINT OF BEGINNING (2)**, SAID POINT OF BEGINNING(2) ALSO BEARING SOUTH 86°12'44" EAST A DISTANCE OF 3437.94 FEET FROM SAID NORTHWEST CORNER OF SECTION 29,

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 73°52'36" EAST A DISTANCE OF 141.94 FEET TO A POINT OF TANGENCY, THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY AN ARC LENGTH DISTANCE OF 296.05 FEET ON A CURVE TO THE RIGHT WITH A RADIUS OF 600.00 FEET, A DELTA ANGLE OF 28°16'15", AND A CHORD BEARING OF SOUTH 59°44'29" EAST A DISTANCE OF 293.06 FEET TO A POINT, SAID POINT BEARING SOUTH 73°57'23" WEST A DISTANCE OF 1550.55 FEET FROM SAID NORTHEAST CORNER OF SECTION 29; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY SOUTH 44°23'39" WEST A DISTANCE OF 10.00 FEET TO A POINT OF NON TANGENT CURVATURE; THENCE ALONG A 590.00 FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH DISTANCE OF 117.00 FEET, SAID CURVE HAVING A DELTA ANGLE OF 11°21'43", AND A CHORD BEARING OF NORTH 51°17'13" WEST A DISTANCE OF 116.81 FEET; THENCE PARALLEL TO SAID SOUTHERLY

RIGHT-OF-WAY, NORTH 73°52'36" WEST A DISTANCE OF 141.94 FEET TO A POINT; THENCE NORTH 16°07'24" EAST A DISTANCE OF 62.00 FEET TO THE **POINT OF BEGINNING (2)**.

**EXCEPTING THEREFROM** ANY AND ALL PORTION CONTAINED WITHIN PARCEL 3 AS DESCRIBED ABOVE.

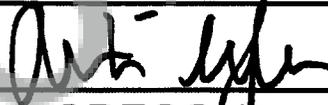
THIS PARCEL OF LAND CONTAINS 19034 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS NORTH 89°50'44" EAST A DISTANCE OF 5310.10 FROM FOUND 3-1/2" ALUMINUM CAP MARKING THE NORTHWEST SECTION CORNER OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, TO THE FOUND 3-1/2" ALUMINUM CAP MARKING THE NORTHEAST SECTION CORNER OF SAID SECTION 29.

BEARINGS ARE BASED ON THE OREGON COORDINATE REFERENCE SYSTEM – BEND – KLAMATH FALLS ZONE, NAD83 (2011) EPOCH 2010.00

ATTACHED HERETO IS A DRAWING LABELED EXHIBIT "B" FOR ILLUSTRATED PURPOSES AND BY THIS REFERENCE MADE A PART HEREOF.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
MARCH 14, 2023  
AUSTIN RUSSELL SNYDER  
102025

RENEWS: 6/30/2026

FOUND NORTHWEST CORNER OF SECTION 29, TOWNSHIP 39S, RANGE 12E, W.M. MARKED BY 3-1/2" ALUMINUM CAP

**EXHIBIT "B"**

FOUND NORTHEAST CORNER OF SECTION 29, TOWNSHIP 39S, RANGE 12E, W.M. MARKED BY 3-1/2" ALUMINUM CAP

19  
20  
30  
29

20  
21  
29  
28

BASIS OF BEARING  
N89°50'44"E  
5310.10'

KLAMATH COUNTY  
Section 29 Township 39S Range 12E W.M.  
TAXLOT 400  
VOL M02 Page 13648

EAST LANGELL VALLEY ROAD  
COUNTY ROAD NO. 1211

185.74'

POINT OF BEGINNING (1)

N16°07'24"E  
60.00'

TAXLOT 600  
TEMPORARY CONSTRUCTION EASEMENT  
AREA=23656 SQFT ±

N16°07'24"E  
15.00'

N73°52'36"W  
336.07'

S73°52'36"E  
430.05'

TAXLOT 600  
PERMANENT EASEMENT FOR RIGHT OF WAY  
AREA=3840 SQFT ±

N73°52'36"W  
160.00'

232.00'

N16°07'24"E  
5.00'

N73°52'36"W  
72.00'

N16°07'24"E  
18.00'

N73°52'36"W  
94.00'

516°07'24"W  
20.00'

S16°07'24"W  
78.00'

KLAMATH COUNTY  
Section 29 Township 39S Range 12E W.M.  
TAXLOT 600  
Warranty Deed Doc. 2022-012547



SCALE



( FEET )  
1 INCH = 50 FT.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Austin Russell Snyder*

OREGON  
MARCH 14, 2023  
AUSTIN RUSSELL SNYDER  
1020225

RENEWALS: 6/30/2026

**LEGEND**

- RIGHT-OF-WAY CENTERLINE
- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT RIGHT-OF-WAY EASEMENT
- SURVEY TIE WITH BREAK IN DISTANCE
- FOUND SECTION CORNER

HIGH WATER LINE OF LOST RIVER

**DRAWING INFO**

BDNY-ESMT

1"=50'

**SHEET INFO**

DRAWN	NN
CHECKED	AS
LAST EDIT	11/14/2025
PLOT DATE	11/14/2025



9450 SW Commerce Circle, Ste. 300,  
Wilsonville, OR, 97070  
Office 503-968-8787  
www.NV5.com

**E. LANGELL VALLEY ROAD BRIDGE  
TEMPORARY AND PERMANENT EASEMENT EXHIBIT**

T39S, R12E, SEC29, W.M.  
KLAMATH COUNTY, OR

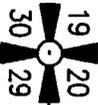
SHEET NUMBER  
1 OF 2

**EXHIBIT "B"**

FOUND NORTHWEST CORNER OF SECTION 29, TOWNSHIP 39S, RANGE 12E, W.M. MARKED BY 3-1/2" ALUMINUM CAP

FOUND NORTHEAST CORNER OF SECTION 29, TOWNSHIP 39S, RANGE 12E, W.M. MARKED BY 3-1/2" ALUMINUM CAP

POINT OF COMMENCEMENT



BASIS OF BEARING  
N89°50'44"E  
5310.10'

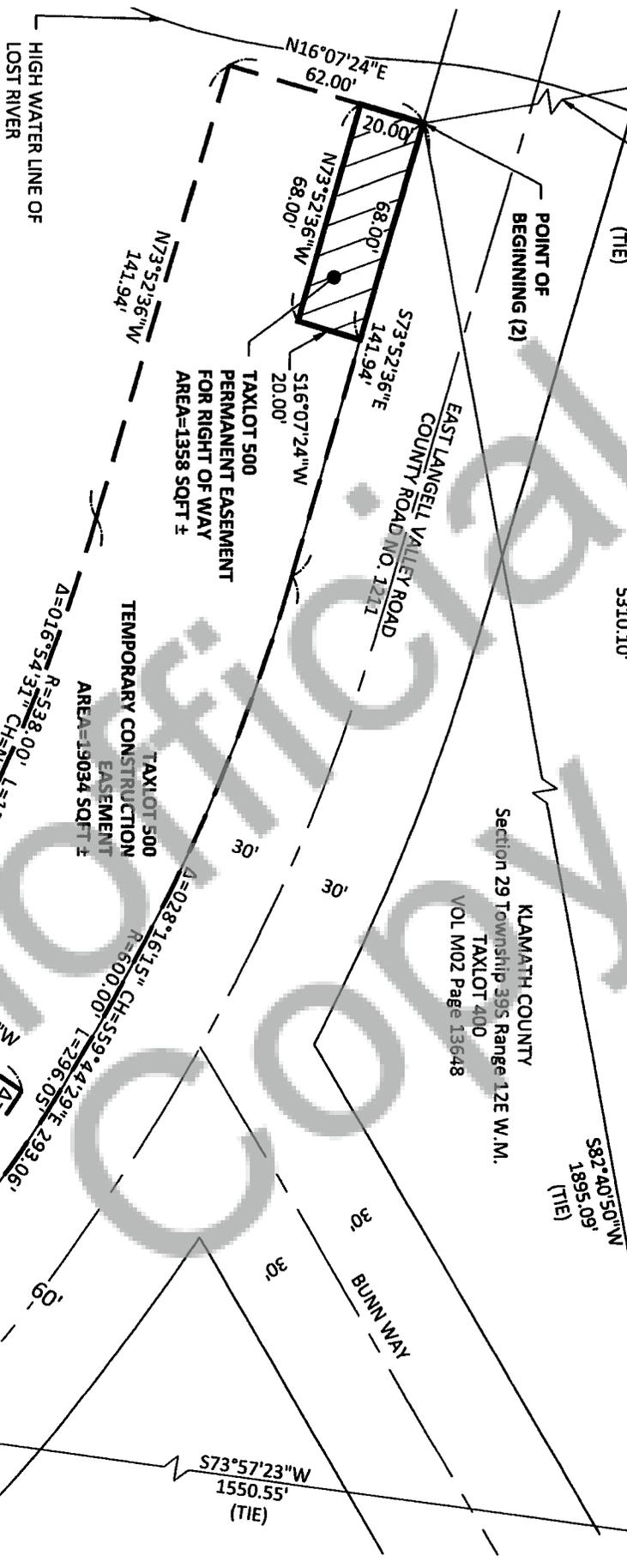


POINT OF BEGINNING (2)

KLAMATH COUNTY  
Section 29 Township 39S Range 12E W.M.  
TAXLOT 400  
VOL MO2 Page 13648

EAST LANGELL VALLEY ROAD  
COUNTY ROAD NO. 1211

BUNN WAY



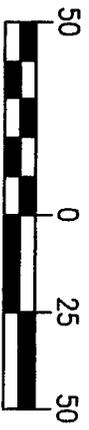
KLAMATH COUNTY  
Section 29 Township 39S Range 12E W.M.  
TAXLOT 500  
Warranty Deed Doc. 2022-012547

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Austin Russell Snyder*

OREGON  
MARCH 14, 2008  
AUSTIN RUSSELL SNYDER  
102025

RENEWS: 6/30/2026



(FEET)  
SCALE  
1 INCH = 50 FT.



**LEGEND**

- RIGHT-OF-WAY
- CENTERLINE
- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT RIGHT-OF-WAY EASEMENT
- SURVEY TIE WITH BREAK IN DISTANCE
- FOUND SECTION CORNER

DRAWING INFO		SHEET INFO	
BNDY-ESMT		DRAWN	NN
1"=50'		CHECKED	AS
		LAST EDIT	11/14/2025
		PLOT DATE	11/14/2025

**NIVIS**  
 9450 SW Commerce Circle, Sta. 300,  
 Wilsonville, OR, 97070  
 Office 503-968-8787  
 www.nivis.com

**E. LANGELL VALLEY ROAD BRIDGE  
 TEMPORARY AND PERMANENT EASEMENT EXHIBIT**  
 T39S, R12E, SEC29, W.M.  
 KLAMATH COUNTY, OR

# 12-16-25-PW-Right of Way Dedication Lost River Bridge

Final Audit Report

2025-12-17

Created:	2025-12-16
By:	Haley Huffman (hhuffman@klamathcounty.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAyi7p-Lrf08-FW6XfZ4FuOnIGQCDUDw0n

## "12-16-25-PW-Right of Way Dedication Lost River Bridge" History

-  Document created by Haley Huffman (hhuffman@klamathcounty.org)  
2025-12-16 - 11:00:02 PM GMT
-  Document emailed to ddegroot@klamathcounty.gov for signature  
2025-12-16 - 11:00:41 PM GMT
-  Email viewed by ddegroot@klamathcounty.gov  
2025-12-17 - 9:12:32 PM GMT
-  Signer ddegroot@klamathcounty.gov entered name at signing as Derrick DeGroot  
2025-12-17 - 9:14:12 PM GMT
-  Document e-signed by Derrick DeGroot (ddegroot@klamathcounty.gov)  
Signature Date: 2025-12-17 - 9:14:14 PM GMT - Time Source: server
-  Document emailed to mhenderson@klamathcounty.gov for signature  
2025-12-17 - 9:14:17 PM GMT
-  Email viewed by mhenderson@klamathcounty.gov  
2025-12-17 - 10:16:10 PM GMT
-  Signer mhenderson@klamathcounty.gov entered name at signing as Marcus M. Henderson  
2025-12-17 - 10:16:42 PM GMT
-  Document e-signed by Marcus M. Henderson (mhenderson@klamathcounty.gov)  
Signature Date: 2025-12-17 - 10:16:44 PM GMT - Time Source: server
-  Agreement completed.  
2025-12-17 - 10:16:44 PM GMT