

68-01 b4

QUITCLAIM DEED

23909

VOL. 118 PAGE 5525

KNOW ALL MEN BY THESE PRESENTS, That RICHARD B. SCHOLES, an unmarried man, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto EDWARD J. HIGGINS, a married man, and JUNE BRONDER, an unmarried woman, hereinafter collectively called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described in Attachment I annexed hereto and made a part hereof.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

This deed is subject to a condition subsequent to wit: That in the event within sixty (60) days after termination of that certain litigation now pending in the Superior Court of the State of California for the County of Los Angeles, to wit: the case of Linder vs. Higgins, Los Angeles County Superior Court Case No. 887 950, whether such termination be by way of settlement and dismissal or by way of final judgment as to which all rights of appeal have expired, or within such shorter time as may be provided in any settlement agreement or by the court, title to the herein described premises now vested in Milton Linder has not been conveyed to the grantee herein, or either of the persons herein named as grantee, by a deed recorded in Klamath County, Oregon, then the interest hereby conveyed to grantee shall revert to grantor who shall have the immediate right of re-entry, and this deed shall be of no further force or effect. In the event of the occurrence of such condition subsequent, all rights which presently exist in relation to the herein described premises in favor of the grantor against Milton Linder shall be in full force and effect as if this deed had never been made or delivered to the grantee herein. Notwithstanding the foregoing, in the event, pursuant to any such settlement agreement, title to only a part of the herein described land, or a lesser interest than ownership in all or a part of said land, or both, is conveyed to the grantee herein, or to either of the persons herein named as grantee, then this deed shall remain in effect, and no reverter shall occur, as to the land or interest therein, or both, as the case may be, so conveyed to said grantee, or to either of said persons herein named as grantee, pursuant to such settlement agreement, and as to such land or interest, or both, all rights presently existing in favor of grantor against said Milton Linder shall vest in the grantee herein, except as such rights may be extinguished pursuant to said settlement agreement.

The actual consideration given for this deed consists wholly of value given other than money.

In construing this deed, the singular includes the plural, as the circumstances may require.

WITNESS grantor's hand this 23rd day of May, 1968.

After Recording Return To:

HILLERS, LOEWY, BARANGER & MYERS
P. O. Box 1698
Newport Beach, California 92663

Richard B. Scholes
Richard B. Scholes

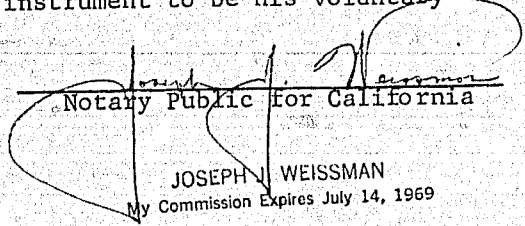
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STATE OF CALIFORNIA, County of Los Angeles) ss ^{June} ~~May~~ 11, 1968

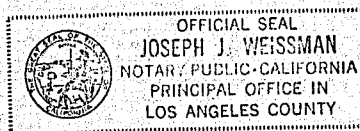
Personally appeared the above named RICHARD B. SCHOLES
and acknowledged the foregoing instrument to be his voluntary
act and deed.

Before me:


Notary Public for California

JOSEPH J. WEISSMAN

My Commission Expires July 14, 1969



ATTACHMENT I

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TOWNSHIP 37 SOUTH, RANGE 9 EAST W.M.

Parcel "A"

In Section 9:

1. S 1/2 SE 1/4

In Section 10:

2. SW 1/4
3. NW 1/4 SE 1/4

In Section 14:

4. Beginning at the SW corner of said Section 14; thence continuing along the south line of said Section 14 to the SE corner of the SW 1/4 SW 1/4; thence north westerly to the NW corner of the SW 1/4 SW 1/4; thence south along the west line of said Section 14 to the point of beginning.

In Section 15:

5. W 1/2, W 1/2 SE 1/4, SE 1/4 SE 1/4
6. Also, beginning at the SW corner of the SW 1/4 of NE 1/4 of said Section 15; thence east along the East-West center line of said Section 15 to the SE corner of the SW 1/4 of NE 1/4; thence northwesterly to the NW corner of the SW 1/4 of NE 1/4; thence south along the North-South center line of said Section 15 to the point of beginning.
7. Also, beginning at the SE corner of the NE 1/4 of SE 1/4 of said Section 15; thence west along south line of the NE 1/4 SE 1/4 to the SW corner thereof; thence north along the west line of the NE 1/4 SE 1/4 to the NW corner thereof; thence southeasterly to the point of beginning.

In Section 16:

8. NE 1/4, E 1/2 SE 1/4
9. Also, beginning at the SE corner of the SW 1/4 SE 1/4; thence north along the east line of the W 1/2 SE 1/4

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to the East-West center line of said Section 16;
thence west along said center line to the center of
said Section; thence southeasterly to the point of
beginning.

In Section 21:

10. Beginning at the NE corner of said Section 21; thence
south on the east line of said Section to the SE corner
of the NE 1/4 of Said Section; thence northwesterly
to the NW corner of the NE 1/4 NE 1/4; thence east
along the north section line to the point of beginning.

In Section 22:

11. All of Section 22
EXCEPTING THEREFROM the following described tract:
beginning at the SE corner of the SW 1/4 SW 1/4 of
said Section; thence west along the south line of said
Section to the SW corner thereof; thence north along
the west line of said Section to the NW corner of the
SW 1/4 SW 1/4; thence southeasterly to the point of
beginning.

In Section 23:

12. S 1/2, S 1/2 NW 1/4, NW 1/4 NW 1/4
13. Beginning at the NW corner of NE 1/4 NW 1/4 thence
south to the SW corner of NE 1/4 NW 1/4; thence east
to the SE corner of NE 1/4 NW 1/4 thence northwesterly
to the point of beginning.

In Section 24:

14. NW 1/4 SW 1/4

In Section 26:

15. N 1/2 N 1/2

In Section 27:

16. N 1/2 NE 1/4, NE 1/4 NW 1/4

TOWNSHIP 37 SOUTH, RANGE 10, EAST W.M.

Parcel "B"

In Section 19:

17. S 1/2 NE 1/4; SE 1/4 NW 1/4, Government Lot 3,
NE 1/4 SW 1/4, N 1/2 SE 1/4

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In Section 20:

18. S 1/2 NW 1/4, N 1/2 SW 1/4

Parcel "C"

In Section 28:

19. W 1/2 NW 1/4, SE 1/4 NW 1/4, SW 1/4 NE 1/4

STATE OF OREGON, }
County of Klamath } ss

Filed for record at request of

TRANSAMERICA Title Ins. Co.

on this 20 da. of June A.D. 1968

at 1:54 o'clock PM and duly

recorded in Vol. 268 of Deeds

Page 5525.

DOROTHY ROGERS, County Clerk

Beverly J. Hurd Deputy

Fee 2.50

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