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5357

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH W. GINTER

in consideration of in accordance with the provisions of a decree dissolving ^{Dollars,}
the marriage between the parties dated March 18, 1976 in Circuit Court of the State
to ^{paid by} of Oregon for the County of Multnomah

do hereby remise, release and forever QUITCLAIM unto the said DOROTHY L. GINTER
and unto her heirs and assigns
all right, title and interest in and to the following described ^{tracts} of real estate, together with
the tenements, hereditaments and appurtenances, situate in ~~Klamath~~
County of Klamath, State of Oregon, to wit:

125
110
6/20
A tract of land situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 24 South, Range 7 East of the Willamette Meridian more particularly described as follows: Beginning at a point which is South 01 degree 00'51" West 6.18 feet and East 38.14 feet from the 1/16th corner of the common line between the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of said Section 18; thence South 480.0 feet along the so called "false 1/16th line" which lies within the NE $\frac{1}{4}$ and is East of the common 1/16th line between the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 18 to the point of beginning; thence West 294.75 feet to a point; thence continuing West 15 feet more or less to the flow line of Crescent Creek; thence Northerly 120 feet more or less along the flow line of said creek to the intersection of the North line of said tract which is parallel to and 120 feet more or less North of the South line of said tract; thence East 15 feet more or less to a point; thence continuing East 321.4 feet to a point; thence South 120.0 feet along the "false 1/16th line" to the place of beginning.

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SUBJECT TO reservation of the Easterly 25 feet for roadway and utility purposes; together with a perpetual easement for roadway and utility purposes to and from said tract along the northerly 25 feet of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 18 West of the Willamette Highway, also the westerly 25 feet of the line in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 18 which bears North 00 degrees 18'41" East from a point located South 01 degree 00'51" West 6.81 feet and East 38.14 feet from the 1/16th corner on the common line between the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of said Section 18, also the westerly 25 feet along the said "false 1/16th line" within the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 18, Township 24 South, Range 7 East, W.M., Klamath County, State of Oregon/
ALSO SUBJECT to rights of governmental bodies in and to that portion of said premises lying below the high water mark of Crescent Creek; to rights of the public in and to any portion of above described property lying within the limits of roads or highways, and to any unpaid taxes on said property.

TRACT #1

5358

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OCN-6

A tract of land situated in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, more particularly described as follows: Beginning at a point which is South 01 degree 00'51" West 6.18 feet and East 38.14 feet from the 1/16th corner of the common line between the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of said Section 18; thence South 360.0 feet along the so called "false 1/16th line" which lies within the NE $\frac{1}{4}$ and 18' East of the common 1/16th line between the NW $\frac{1}{4}$ and SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 18 to the point of beginning; thence West 321.40 feet to a point; thence continuing West 20 feet, more or less, to the flow line of Crescent Creek; thence Northwesterly 200 feet more or less along the flow line of said creek to the intersection of the North line of said tract which is parallel to and 120 feet more or less North of the South line of said tract; thence East 112.0 feet, more or less, to a point; thence continuing East 371.55 feet to a point; thence South 120.0 feet along the "false 1/16th line" to the place of beginning.

SUBJECT TO reservation of the Easterly 25 feet for roadway and utility purposes; together with a perpetual easement for roadway and utility purposes to and from said tract along the northerly 25 feet of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 18 West of the Willamette Highway, also the westerly 25 feet of the line in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 18 which bears North 00 degrees 18'41" East from a point located South 01 degree 00'51" West 6.81 feet and East 38.14 feet from the 1/16th corner on the common line between the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of said Section 18, also the westerly 25 feet along the said "false 1/16th line" within the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 18, Township 24 South, Range 7 East, W.M., Klamath County, State of Oregon.

ALSO SUBJECT TO rights of governmental bodies in and to that portion of said premises lying below the high water mark of Crescent Creek; to rights of the public in and to any portion of above described property lying within the limits of roads or highways, and to any unpaid taxes on said property.

TRACT #2

After record

5359

Clatsop County, Oregon, to-wit: A tract of land situated in the NW 1/4 of the SE 1/4 of Sec. 18, Twp. 24 S., R.7 E.W.M., more particularly described as follows:
beginning at an iron rod on the East line of the NE 1/4 of the NW 1/4 of the SE 1/4 of Sec. 18, said iron rod being South thereon a distance of 240.0 feet, more or less, from an iron rod marking the Southeast corner of the SE 1/4 of the SW 1/4 of the NE 1/4 of said Sec. 18; thence West a distance of 371.55 feet more or less, to an iron rod; thence continuing West along this line a distance of 97.0 feet, more or less, to the margin of Crescent Creek; thence continuing West along this line a distance of 15. feet, more or less, to the centerline of said creek; thence Northwesterly along the centerline of said creek to the intersection of said centerline with a line running East parallel to and 120.0 feet, more or less, North of the line of beginning; thence East a distance of 15.0 feet, more or less, to the margin of Crescent Creek, thence East along this line a distance of 85.0 feet, more or less, to an iron rod; thence continuing East along this line a distance of 460.0 feet, more or less to an iron rod situated on the East line of the NE 1/4 of the NW 1/4 of the SE 1/4 of Sec. 18; thence South along this line a distance of 120.0 feet, more or less, to the point of beginning.
Together with the perpetual easement for ingress to and egress from said property over the Easterly 25 feet of the NW 1/4 SE 1/4 and SW 1/4 NE 1/4 and the Northerly 25 feet of SE 1/4 NE 1/4 of said Sec. 18, which lie Southwesterly of the Willamette Highway and Northerly and Easterly of said described property, but reserving a perpetual easement over the Easterly 25 feet of said described property for egress from and ingress to land lying South and East of said described property in said Sec. 18, Twp. 24 S., Range 7 E.W.M.
Subject to rights of governmental bodies in and to that portion of said premises lying below the high water mark of Crescent Creek; to rights of the public in and to any portion of above described property lying within the limits of roads or highways and to easements and rights of way of record or apparent on the land, if any.

TRACT #3

To Have and to Hold the same to the said DOROTHY L. GINTER
and to her heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of April, 1976.

Executed in the presence of

Joseph W. Ginter

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON,

County of Multnomah

5360

BE IT REMEMBERED, That on this 6th day of April, 1976, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ~~XXXXXXXXXXXX~~ JOSEPH W. GINTER

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that ~~that~~ he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Charles B. Williams
Notary Public for Oregon.
My Commission expires 7-2-76

This deed was executed and delivered pursuant to the terms and provisions of the Decree dissolving the marriage of the parties made and entered on March 18, 1976 by Judge Harlow P. Lenon in the Circuit Court of the State of Oregon for the County of Multnomah. (Case No. 420-390)

Until a change is requested all tax statements shall be sent to the following address:

Dorothy L. Ginter
P.O. Box 127
Netarts, Oregon 97143

After recording return to:

Frank Bosch ✓
JOSS & BOSCH
909 American Bank Building
Portland, Oregon 97205

QUITCLAIM DEED
(FORM No. 4)

TO

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 14th day of APRIL, 1976, at 11:51 o'clock A.M., and recorded in book M 76 on page 5357. Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. MILNE

County Clerk-Recorder.
Harold L. Macgill
Deputy.

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

FEE \$ 12.00