

1-1-74

80754

QUITCLAIM DEED

Vol. 780 Page 3066

KNOW ALL MEN BY THESE PRESENTS, That HENLEY LAND COMPANY, INC., an Oregon corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto COUNTRY GREEN ASSOCIATION, INC., an Oregon corporation hereinafter 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 as follows, to-wit: Descriptions of open areas, walkways and courts in TRACT 1085-COUNTRY GREEN, a duly recorded subdivision, Klamath County, Oregon, more particularly described as follows:

1. All of Keller Court as shown on the official plat of Tract 1085 COUNTRY GREEN on file in the office of the County Clerk of Klamath County, Oregon.
2. Beginning at the northeast corner of Lot 51, Block 1; thence along the back line of Lots 51-52 and 53 of said Block 1, S 59.92 feet; thence along the canal, Southeasterly 160.56 feet; thence along the irrigation thru 46 of said Block 1 N 12°11'09" E 113.04 feet, N 49°23'41" E 133.91 feet and North 65.31 feet to the Northwest corner of said Lot 46; thence N 89°22'32" W 12.00 feet to the point of beginning.
3. All of the designated walkway between Lots 24 and 25, Block 1 as shown on the official plat of TRACT 1085 COUNTRY GREEN on file in the office of the County Clerk of Klamath County, Oregon.
4. Beginning at the easterly corner of Lot 18, Block 1; thence along the back line of Lots 18 thru 24, N 45°21'33" W 240.19 feet; S 87°55'58" W 97.97 feet, S 49°23'41" W 90.00 feet to the Westerly corner of said Lot 24; thence Northwesterly to the angle point on the back line of Lot 39, Block 1; thence along the back line of Lots 39 thru 32 Block 1, (see reverse for cont.)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.439.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12 day of February, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

HENLEY LAND COMPANY, INC.

By William T. McGaughey, President

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of \_\_\_\_\_ ss.

Personally appeared the above named \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me: \_\_\_\_\_

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

STATE OF OREGON, County of Klamath

February 12, 1980

Personally appeared William T. McGaughey, who, being duly sworn,

he is the \_\_\_\_\_ president of \_\_\_\_\_

HENLEY LAND COMPANY, INC., a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: \_\_\_\_\_

Notary Public for Oregon

My commission expires: 3/26/83

(SEAL)

HENLEY LAND COMPANY, INC.  
an Oregon corporation

GRANTOR'S NAME AND ADDRESS  
COUNTRY GREEN ASSOCIATION, INC.  
c/o Glenn Ramirez, Attorney at Law  
514 Walnut  
Klamath Falls, OR

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
same as Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
same as Grantee

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as

file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer

Deputy

SPACE RESERVED FOR RECORDER'S USE

700

N 49°23'41" E 200.81 feet, East 78.21 feet and N 54°17'20" E 101.53 feet to the angle point on the back line of said Lot 32; thence southeasterly to the angle point on the back line of Lot 12, Block 1; thence along the back line of Lots 12 thru 17 Block 1, S 54°17'20" W 105.00 feet, S 04°46'46" W 105.58 feet and S 45°21'33" E 175.00 feet to the southerly corner of said Lot 17; thence S 44°38'27" W 12.00 feet to the point of beginning.

5. Beginning at the northwest corner of Lot 4, Block 1; thence South 50.00 feet; thence N 89°22'32" W 12.00 feet to the angle point on the back line of Lot 30, Block 1; thence North 50.00 feet to the northeast corner of said Lot 30; thence S 89°22'32" E 12.00 feet to the point of beginning.
6. Beginning at the angle point on the back line of Lot 11, Block 1; thence N 44°38'27" W 12.00 feet; thence along the back line of Lots 5 thru 7 Block 1, S 45°21'33" E 167.00 feet to the southerly corner of said Lot 7; thence S 44°38'27" W 12.00 feet to the easterly corner of Lot 8, Block 1; thence N 45°21'33" W 167.00 feet to the point of beginning.
7. All of Flag Court as shown on the official plat of Tract 1085 - COUNTRY GREEN on file in the office of the County Clerk of Klamath County, Oregon.
8. All of Boyd Court as shown on the official plat of Tract 1085 - COUNTRY GREEN on file in the office of the County Clerk of Klamath County, Oregon.
9. All of Ruth Court as shown on the official plat of Tract 1085-COUNTRY GREEN on file in the office of the County Clerk of Klamath County, Oregon.
10. All of Alt Court as shown on the official plat of Tract 1085 - COUNTRY GREEN on file in the office of the County Clerk of Klamath County, Oregon.
11. All of the designated open area in Block 2 as shown on the official plat of Tract 1085 COUNTRY GREEN on file in the office of the County Clerk of Klamath County, Oregon.
12. All of the designated open area and walkways in Block 3 as shown on the official plat of Tract 1085 - COUNTRY GREEN, on file in the office of the County Clerk of Klamath County, Oregon.
13. All of Hilyard Court as shown on the official plat of Tract 1085 - COUNTRY GREEN on file in the office of the County Clerk of Klamath County, Oregon.
14. All of the designated walkway in Block 4 as shown on the official plat of Tract 1085 - COUNTRY GREEN, on file in the office of the County Clerk of Klamath County, Oregon.
15. All of Waggoner Court as shown on the official plat of Tract 1085 - COUNTRY GREEN on file in the office of the County Clerk of Klamath County, Oregon.
16. All of the designated walkways in Block 5 as shown on the official plat of Tract 1085 - COUNTRY GREEN, on file in the office of the County Clerk of Klamath County, Oregon.
17. A tract of land situated in the NW¼NE¼ of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:  
Beginning at the southwest corner of Block 5, Tract 1085 - COUNTRY GREEN, a duly recorded plat, said point is S 00°23'49" W 262.01 feet and S 89°22'32" E 60.00 feet from the N¼ corner of said Section 13; thence S 89°22'32" East 566.01 feet to the Southeast corner of said Block 5; thence S 00°37'28" W 80.00 feet; thence N 89°22'32" W 565.69 feet; thence N 00°23'49" E 80.00 feet to the point of beginning, containing 1.04 acres, together with the right of ingress and egress by way of the southerly extension of Saylor Street and Bellm Drive, as shown on the said Tract 1085 COUNTRY GREEN, with bearings based on said Tract 1085 COUNTRY GREEN.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at REQUEST of \_\_\_\_\_

this 15th day of February A. D. 1980 at 10:09 o'clock A. M., are

duly recorded in Vol. M80, of Deeds on Page 3066

Wm D. MILNE, County Clerk

By *Barbara J. Smith*

Fee \$7.00