

QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS, That Ben and Blanche Jones, husband and wife for the consideration hereinafter stated, does hereby remise, release and quitclaim unto Kenneth O. and Betty Jean Sunford, husband and wife, hereinafter called grantor, 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 any wise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

All that portion of the following described tract lying Easterly of the West line of an existing 16 foot wide private road (location as of instrument date) the centerline of which passes thru the South section line of Section 34, Township 34 South, Range 7 East in a Southwesterly direction at a point 2872.98 feet west of the Southeast corner of Section 34, Township 34 South, Range 7 East, Willamette Meridian. Reserving unto the Grantors, their heirs and assigns perpetual use of this private road for access and utilities. This deed is also subject to the use rights of the Owners of adjoining tax lot 700 in Section 3, Township 35 South, Range 7 East, Willamette Meridian in this private road. A portion of Lot 3, Section 3, Township 35 South, Range 7 E.W.M. more particularly described as follows: Beginning at a point on the North Boundary of Lot 3, Section 3, of the above-named Township, Range and Meridian which point is west 2651.17 feet from the Northeast Corner of said Section 3, and west 1331.17 feet from the initial point of the City of Chiloquin, and also being on the westerly side of the Southern Pacific Railroad which curves 2 degrees to the south-west, said point of beginning also being the point of intersection of the North Boundary of said Lot 3 and a radius of 2 degrees. Curve at 95.0 feet from the center of the main line, and 20 feet westerly on the same radius from the railroad right-of-way.

(continued on reverse side)
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ 1500.00

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 7 day of April, 1981; ~~XXXXXX~~ Ben Jones ~~XXXXXX~~ Blanche Jones

(If executed by a corporation, affix corporate seal)

Receipt for the full amount is acknowledged by Grantors signatures

STATE OF OREGON,

County of Klamath, ss. April 9, 1981

Personally appeared the above named

Ben Jones
Blanche Jones

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 5-19-81

STATE OF OREGON, County of _____, ss. _____, 19____

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, 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.

Notary Public for Oregon (SEAL)
My commission expires: _____

Ben and Blanche Jones
Box 542
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

After recording return to:
Kenneth O. and Betty Jean Sunford
14214 S.E. Vista Lane
Milwaukie, Oregon 97222
GRANTEE'S NAME AND ADDRESS

NAME, ADDRESS, ZIP
Ben and Blanche Jones
Box 542
Chiloquin, OR 97624
NAME, ADDRESS, ZIP

Separate tax statements as necessary.

STATE OF OREGON, _____, ss. _____

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____ at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

(continued from reverse side)

Thence west 756.02 feet along the North Boundary of said Lot 3, to a point; thence south 507.67 feet to a point, which is 20.0 feet northwest-erly from the right-of-way line of the above-named railroad; thence north-erly parallel to and 20 feet from the curved right-of-way line of the above-named railroad, 914.52 feet, more or less, to the point of beginning, enclosing an area of 4.91 acres, more or less, and being in the above-named Lot 3, Section 3, Township 35 South, Range 7 E.W.M., according to the official plat thereof on file in the records of Klamath County, Oregon.

Less Tax Lot 601, which was formerly sold to the Grantee.

Addendum

The land to be transferred by this instrument consists of a 2½ acre more or less piece of ground lying easterly of a private road partially shown in map of survey filed in the Klamath County Surveyors Office on July 6, 1977. This private road is the only road thru TL 600 and runs southwesterly and generally parallel with the railroad tracks.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

this 15th day of April A.D. 19 81 at 1:16 o'clock P.M.,
duly recorded in Vol. MB1, of Deeds on Page 6764

By EV. LYNN BIEHN, County Clerk
Debra A. C. [Signature]

Fee \$7.00