

1-1-74

21464

QUITCLAIM DEED

Vol. 1283 Page 4060



KNOW ALL MEN BY THESE PRESENTS, That

Jimmie Dale Baughman

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto
Margaret Baughman,

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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

11.5 acres with a mobile home located at 5147 Round Lake Road, Klamath
County, Oregon.

(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 \$ 10.00

However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)
part of the

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 14 day of October, 19 81;
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.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

Klamath

County of October 14, 19 81

Personally appeared the above named
Jimmie Dale Baughman

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

(OFFICIAL
SEAL)

Before me:
Sandra Handsaker
Notary Public for Oregon

My commission expires: 7-23-85

STATE OF OREGON, County of

, 19

) ss.

Personally appeared

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

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 be-
half 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:

(SEAL)

Notary Public for Oregon
My commission expires:

Jimmie Dale Baughman

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Margaret Baughman

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Margaret Baughman
5147 Round Lake Road
Klamath Falls, Oregon 97691

NAME, ADDRESS, ZIP

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

Margaret Baughman
5147 Round Lake Road
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

) ss.

County of

I certify that the within instru-
ment 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.

By

TITLE

By

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

ck
file

A tract of land situated in the S½SE½SE½ of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; being that portion of the S½SE½SE½ of said Section 8 lying East of the existing graveled road as described in Deed Volume M75, page 15158, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Section 8; thence West along the South line of said Section 8, 599.50 feet (577 feet by said Deed Volume M75, page 15158) to the center line of said existing graveled road; thence Northerly along the center line of said existing road the following courses: North 58°36'29" West 52.79 feet along the arc of a curve to the right (radius = 125.00 feet, central angle = 51°28'10") 112.29 feet, North 07°08'19" West 279.10 feet, along the arc of a curve to the left (radius = 500.00 feet, central angle = 26°50'35") 234.25 feet, North 33°58'54" West (For continuation of this document, see reverse side of this deed.) 57 feet more or less to the North line of said S½SE½SE½; thence Easterly along said North line to the NE corner of said S½SE½SE½; thence Southerly 660 feet more or less to the point of beginning, with bearing based on the South line of the SE½ of said Section 8 as being West.

TOGETHER WITH permanent non-exclusive easements 60 feet in width over and across the S½NE½ and NW½SE½ of Section 17; the S½NW½NW½ of Section 16 and S½NE½NE½ of Section 17; the N½NW½NW½ Section 16; all in Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described in instrument recorded February 7, 1975 in Volume M75, page 1604, Microfilm Records of Klamath County, Oregon.

ALSO TOGETHER WITH an easement for that existing cinder road in its present location as contained in Easements recorded June 18, 1974 in Volume M74, page 7514, and recorded March 7, 1979 in Volume M79, pages 5220 and 5222, Microfilm Records of Klamath County, Oregon.

Subject, however, to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads and highways.
2. Roadway Easement, including the terms and provisions thereof, recorded December 2, 1975 in Volume M75, page 15158, Microfilm Records of Klamath County, Oregon, from Ralph Carmichael, Trustee, to Eugene R. Coryell and Joanne M. Coryell, husband and wife.
3. Waterline easement, including the terms and provisions thereof, recorded December 2, 1975 in Volume M75, page 15160, Microfilm Records of Klamath County, Oregon, from Ralph Carmichael, Trustee to Eugene R. Coryell and Joanne M. Coryell, husband and wife.
4. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby.
5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated : March 16, 1979
 Recorded : March 19, 1979
 Volume : M79, page 6154, Microfilm Records of Klamath County, Oregon
 Amount : \$32,000.00
 Grantor : Michael R. Peterson and Peggy L. Peterson, husband and wife,
 Trustee : William Sisemore
 Beneficiary : Klamath First Federal Savings and Loan Association,
 which Grantees herein agree to assume and pay, the unpaid principal balance of which is \$30,961.08 with interest paid to February 1, 1980.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record .

On the 1 day of March 1979, I, the undersigned, Clerk of said County, duly recorded the foregoing instrument.

By Bernetha A. Litsch, County Clerk