

12-74

30246

QUITCLAIM DEED

Vol. 183, Page 19052

KNOW ALL MEN BY THESE PRESENTS, That ROBERT J. CAMPBELL and
JOAN C. CAMPBELL, husband and wife, hereinafter called grantor,
for the consideration hereinafter stated, does hereby remise, release and quitclaim unto
LEONA A. BAKERhereinafter 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:A parcel of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South,
Range 9 E.W.M., more particularly described on the attached exhibit.Subject to reservations, restrictions, rights of way of record and those
apparent upon the land. Assessments and charges of Enterprise Irrigation
District, South Suburban Sanitary District and the City of Klamath Falls
for water/sewer service.

"This Instrument does not guarantee that any par-
ticular use may be made of the property described
in this instrument. A buyer should check with the
appropriate city or county planning department to
verify approved uses."

RJC
JCC.

(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 \$

①However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the consideration (indicate which). ②(The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 28th day of October, 1983;
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)

ROBERT J. CAMPBELL

JOAN C. CAMPBELL

STATE OF OREGON,

Klamath

ss.

STATE OF OREGON, County of) ss.

County of Klamath
Nov. 10, 1983.Personally appeared the above named
Robert J. Campbell and
Joan C. Campbell

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 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:

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

Before me:

Notary Public for Oregon

My commission expires: 8-27-87

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Leona Baker
3704 LaMarada
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

First American Management Co.
P. O. Box 567
Merrill, OR 97633
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

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.

NAME

TITLE

By _____ Deputy

PARCEL 1:

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 0° 51' West along the 40 line a distance of 542.3 feet and North 89° 09' East a distance of 30 feet from the iron axle which marks the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: Continuing North 89° 09' East a distance of 257.2 feet to an iron pin; thence North 20° 18' West a distance of 164.5 feet to an iron pin; thence North 45° 09' East a distance of 221.6 feet to an iron pin which lies on the Southwesterly right of way line of the Klamath Falls-Lakeview Highway, 40 feet at right angles from its center; thence in a Northwesterly direction following the arc of a 3° 11' curve to the left along the Southwesterly right of way line of the State Highway a distance of 432.3 feet to an iron axle (the long chord of this curve bears North 57° 58 $\frac{1}{2}$ ' West a distance of 421.07') thence South 0° 51' East along the Easterly right of way line of Patterson Street a distance of 544.2 feet, more or less, to the point of beginning.

LESS a tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the East boundary of Patterson Street; said point begin North 0° 51' West a distance of 660.0 feet and North 89° 09' East a distance of 30.0 feet from the iron axle at the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1; thence North 0° 51' West along the East boundary of Patterson Street a distance of 120.0 feet to an iron pin; thence North 89° 09' East at right angles to Patterson Street; a distance of 181.5 feet to an iron pin; thence South 0° 51' East parallel with Patterson Street a distance of 120.0 feet to an iron pin; thence South 89° 09' West at right angles to Patterson Street a distance of 181.5 feet, more or less, to the point of beginning. EXCEPT-ING THEREFROM that portion deeded to the State of Oregon by Deeds recorded July 24, 1964 in Volume 354, Page 605, and recorded September 10, 1971, in Volume M-71, Page 9658, Deed Records of Klamath County, Oregon.

PARCEL 2:

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the East boundary of Patterson Street, said point being North 0° 51' West a distance of 660.0 feet and North 89° 09' East a distance of 30.0 feet from the iron axle at the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1; thence North 0° 51' West along the East boundary of Patterson Street a distance of 120.0 feet to an iron pin; thence North 89° 09' East at right angles to Patterson Street, a distance of 181.5 feet to an iron pin; thence South 0° 51' East parallel with Patterson Street a distance of 120.0 feet to an iron pin; thence South 89° 09' West at right angles to Patterson Street a distance of 181.5 feet, more or less, to the point of beginning.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

EXHIBIT "A" - page one

on this 4th day of Nov. A.D. 19 83
at 2:38 o'clock P M, and duly
recorded in Vol. M83 of Deeds
page 19057

EVELYN BIEHN, County Clerk

By Ann Smith DeputyFee 8.00