

OA

## QUITCLAIM DEED

Vol. 1284 Page 16443

41484

KNOW ALL MEN BY THESE PRESENTS, That RICHARD A. WELLS and DIANE E. WELLS, hereinafter called grantor,for the consideration hereinafter stated, does hereby remise, release and quitclaim unto LORRAINE N. ALDERSONhereinafter 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:

**PARCEL I:** Lot B as shown on the Plat of Chiloquin Acres, filed May 21, 1927 in Klamath County, said subdivision was vacated by order signed December 14, 1951, in the county of Klamath, State of Oregon.

**PARCEL II:** A parcel of real property located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows: Beginning at a 2 inch iron pin being the Northwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 34; thence South 89° 40' East a distance of 345 feet; thence South 23° 03' East along the West boundary of West Chocktoot Street, a distance of 200 feet, more or less to the North boundary line of Forest Ave. (now vacated); thence Westerly along the North boundary line of the said Forest Ave. (now vacated) 410 feet, more or less to the Southwest corner of Lot 4, Block 1, Chiloquin Acres, vacated; thence Northwesterly along the West line of said vacated Block 1, a distance of 100 feet more or less to the West line of Section 34; thence North along the West line of Section 34 to the point of beginning. (over)

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 \$ 30,000.

① However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 21 day of Sept, 1984; 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR 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.

STATE OF OREGON,

ss.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

County of Klamath, 1984.

Personally appeared the above named

Richard A. Wells and  
Diane E. Wellsand acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

OFFICIAL  
SEAL)Sandra Handscher

Notary Public for Oregon

My commission expires: 7-23-85

Personally appeared \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_ 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:

(If executed by a corporation,  
affix corporate seal)

Richard Wells  
P.O. Box 1702  
Klamath Falls, Or. 97601

GRANTOR'S NAME AND ADDRESS

Lorraine Alderson  
8575 San Andres, Atascadero, Ca 93422

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lorraine Alderson  
8575 San Andres,  
Atascadero, Ca. 93422

NAME, ADDRESS, ZIP

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

Alderson (as above)

NAME, ADDRESS, ZIP

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

SPACE RESERVED  
FOR  
RECORDER'S USE

81131

SEP 24 1984

16444

PARCEL III: Lots 19 and 20 in Block 6 of Chiloquin Acres Subdivision,  
Klamath County, Oregon.

STATE OF OREGON,  
County of Klamath )

Filed for record at request of

on this 21 day of Sept. A.D. 19 84  
at 3:05 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
Page 16443

EVELYN BIEHN, County Clerk  
By [Signature] Deputy  
Fee 8.00 Index: \$1.00

[Faint, mostly illegible text from the deed document, appearing to be a standard legal description and recital of facts.]

[Faint, mostly illegible text at the bottom right of the page, possibly a signature block or additional recording information.]

No Record  
Ins # 41485

Vol 184

Pg 16445.

Pulled—

9-21-84  
PD