

OA

42451

QUITCLAIM DEED

Vol. 1484 Page 18114

KNOW ALL MEN BY THESE PRESENTS, That JIM O. BAKER, SR.

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto BENJAMIN W. BAKER AND TROY L. BAKER, husband and wife

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 LEGAL DESCRIPTION

** To release any and all interest of Jim O. Baker, Sr. resulting from an erroneous document recorded January 5, 1983, in Volume m83 at Page 141, Microfilm Records of 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 \$ **

~~However, the actual consideration consists of or includes the property of value given or promised which is part of the consideration and is hereby acknowledged.~~ (The sentence between the symbols Ⓢ, 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 5TH day of October, 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.

Jim O. Baker Sr.
Jim O. Baker, Sr.

STATE OF OREGON,

County of Klamath

October 5, 1984.

Personally appeared the above named

Jim O. Baker, Sr.

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-13-86

STATE OF OREGON, County of _____) ss.

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.

Before me:

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings
2943 South Sixth Street
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

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/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

DESCRIPTION

18115

PARCEL ONE:

The following real property is situated in the NW¹/₄NE¹/₄ of Section 3, Township 37 South, Range 14 East of the Willamette Meridian, more particularly described as follow:

Beginning at a point on the western line of Elder Street, said point being distant North 89° 52' West, 1608.35 feet, and South 1° 13' West, 220 feet, from the Northeast corner of above mentioned Section 3 in Township 37 South, Range 14 East of the Willamette Meridian, said point being the true point of beginning of this description; thence from said point, South 1° 13' West, along said western line of Elder Street 50 feet, thence North 89° 52' West, 100 feet, thence North 1° 13' East, 50 feet, and thence South 89° 52' East, 100 feet to said true point of beginning.

PARCEL TWO:

The Northern 12 feet of lot 15, Block 8, First Addition to Bly, according to the official plat thereof on file in the office of the County Clerk of Klamath County, State of Oregon.

Above bearings and distances are based on filed Plat of First Addition to Bly.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 22nd day of October A.D. 19 84
at 10:38 o'clock A M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BIENN, County Clerk

By Paul Smith DeputyFee 8.00