

43681

QUITCLAIM DEED

Vol. 184 Page 20124

KNOW ALL MEN BY THESE PRESENTS, That MAXINE B. LEMARR

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto STEVEN A. LEMARR 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:

"Per Exhibit "A" attached hereto."

(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 \$ -0-
 However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (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 15 day of November, 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.

X Maxine B. Lemarr
 MAXINE B. LEMARR

STATE OF OREGON,

County of Multnomah
 November 15, 1984

ss.

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

Personally appeared the above named
 MAXINE B. LEMARR

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 _____

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

(OFFICIAL
 SEAL)
[Signature]
 Notary Public for Oregon
 My commission expires:
 ANDY JO MEERER
 NOTARY PUBLIC-OREGON
 My Commission Expires 12-85

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)

Maxine B. Lemarr

P.O. Box 804
 Tualatin, OR 97062

GRANTOR'S NAME AND ADDRESS

Steven A. Lemarr

531 S. 8th Street

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Steven A. Lemarr

531 S. 5th Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

531 S. 8th Street

Klamath Falls, OR 97601

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

SPACE RESERVED
 FOR
 RECORDER'S USE

84 NOV 29 PM 2 59

OK 9.30

DESCRIPTION

20125

A tract of land situated in Lot 1, Block 40, BUENA VISTA ADDITION also a part of the vacated portion of Oregon Avenue adjacent thereto, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 1, Block 40, BUENA VISTA ADDITION; thence North $31^{\circ} 17'$ West 50 feet to the true point of beginning; thence continuing North $31^{\circ} 17'$ West 26.77 feet, more or less to the North line of the vacated portion of Oregon Avenue (said Oregon Avenue vacated by instrument recorded May 23, 1956 in Deed Volume 283 at page 315); thence North $83^{\circ} 21'$ West 126.40 feet more or less, to the beginning of a 20 foot radius curve to the left; said point of beginning being Easterly 20 feet from a line drawn Northerly at right angles to the Southerly line of Oregon Avenue at the Northwest corner of Lot 1, Block 40 of said Addition; thence Southwesterly along the arc of said curve to the end of said curve; thence Southwesterly 20 feet to the Northwest corner of said Lot 1, Block 40 in said Addition; thence Southeast along the Southwest line of said Lot and Block in said Addition to a point that is 50 feet Northwesterly from the Southwest corner of said Lot and Block in said Addition; thence North $58^{\circ} 44'$ East 140 feet to the point of beginning.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 29 day of November A.D. 19 84
at 2:50 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 20124
EVELYN BIEHN, County Clerk
By *P. M. Smith* Deputy
Fee 9.00

Exhibit "A"