

release(s) and quitclaim(s) to

WILLIAM S. OPPELT and FLORENCE R. OPPELT, husband and wife

all my/our right, title, and interest, if

any, in that real property situated in Klamath County, State of Oregon,
described as:

SEE ATTACHED EXHIBIT "A"

~~This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of~~
ASPEN TITLE & ESCROW, INC.

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.

The true and actual consideration for this transfer is \$ NONE *

Dated this 30th day of May, 19 85

Jeneane M. Jones

STATE OF OREGON, County of Klamath) ss.

On this the 10th day of June, 1985, personally appeared the above named

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

Before me;

Notary Public for Oregon

My commission expires: 7-30-80

* The dollar amount should include cash plus all encumbrances existing against the property to which the
property remains subject or which the purchaser agrees to pay or assume.
**

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

QUITCLAIM DEED (INDIVIDUAL)

Jeneane M. Jones

TO

William S. Oppelt

Florence R. Oppelt

After Recording Return to:

Mr. and Mrs. William S. Oppelt

~~A.F.S~~ PO Box 716

Klamath Falls, OR

9760)

STATE OF OREGON.

County of

I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock ____M. and recorded in book _____
on page _____ Record of Deeds of said County.

Witness my hand and seal of County affixed.

By

____ Title

Deputy

PARCEL 1:

A tract of land situated in the NE $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the tract of land conveyed to Robert A. Scott et ux., by deed, dated November 6, 1965 and recorded November 22, 1965, in Volume M-65 at page 3934 of Klamath County, Oregon Deed Records, which said corner is situated on the East bank of the artificially constructed water channel; thence running on the East bank of said water channel North 20° 46' West a distance of 51.53 feet to a point; thence continuing along the East bank of said water channel North 80° 46' East a distance of 15.30 feet to a point; thence continuing along the East bank of said water channel North 20° 46' West a distance of 25.00 feet to a point; thence leaving said water channel and running North 81° 10' East a distance of 106.60 feet, more or less, to the point where the center line of the private 20 foot wide roadway, which is more particularly described in the deed to John L. Gross, et ux., dated October 12, 1966, and recorded October 20, 1966 in Volume M-66 at page 10168 of Klamath County, Oregon Deed Records intersects the South boundary line of Harriman Park; thence running on the center line of said private 20 foot wide roadway South 12° 04' East a distance of 72.5 feet more or less, to the Northeast corner of said tract of land conveyed to Robert A. Scott, et ux., thence South 80° 40' West along the North line of said Scott tract a distance of 100 feet, more or less, to the point of beginning.

TOGETHER WITH full right of ingress and egress over the above mentioned presently existing 20 foot wide roadway to the West Side Highway, and together with an easement for utilities 5 feet in width along the edge of said roadway; and TOGETHER WITH a non-exclusive easement of ingress and egress by water from and to Harriman Creek on said artificially constructed water channel, but reserving unto Grantors, Their heirs and assigns, the right to use said water channel for the benefit of Grantors' remaining lands in said Section 3 and the right to further construct and improve said channel to serve Grantors' said lands.

PARCEL 2:

The following described real property situate in the County of Klamath, State of Oregon, That portion of Tract A of Harriman Park, more particularly described as follows:

Beginning at a one-half inch iron pin which is situated on the center line of the private 20 foot wide roadway, more particularly described in the Deed to John L. Gross et ux., recorded in Volume M-66 at page 10168 of Klamath County, Oregon, Deed Records, South 12° 04' East a distance of 25.94 feet, more or less, from the point where said roadway center line intersects the Southerly terminus of Dugout Lane, said point of intersection being South 50° 14' West a distance of 34.12 feet the Southwest corner of Lot 1 of Harriman Park; thence South 12° 04' East along said center line of said private roadway a distance of 111.69 feet, more or less, to the Southeast corner of the tract of land conveyed to Dave Jones by Deed recorded in Volume M-68 at page 7521 of Klamath County, Oregon Deed Records; which said point is also the Northeast corner of the Servient Tenement described in the Easement recorded in Volume M-68 at page 8442 of Klamath County, Oregon Deed Records; thence South 81° 10' West along the South line of said Jones Tract, which said line is also the North line of said Servient Tenement to the point where the Southerly boundary line of Harriman Park intersects the East bank of the artificially constructed water channel, which said point is the Southwest corner of said Jones Tract and the Northwest corner of said Servient Tenement; thence North 39° 03' 30" West, along the East bank of said water channel a distance of 44.23 feet, more or less, to a five eighths inch iron pin; thence leaving said East bank of said water channel and running North 50° 56' 30" East a distance of 149.61 feet, more or less, to the point of beginning of this description.

continued.....

EXHIBIT "A" (continued)

PARCEL 3:

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A tract of land situated in the NE $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which is located South 12° 04' East 375.5 feet from the Northwest corner of Lot 1 of Harriman Park, Klamath County, Oregon, which pin is located in the center line of a private 20 foot wide roadway; thence South 80° 43' West a distance of 91 feet, more or less, to the East bank of the artificially constructed water channel; thence, running on said East Bank of said water channel North 20° 46' West a distance of 76.5 feet; thence North 80° 40' East a distance of 100 feet, more or less, to the center line of said private roadway; thence South 13° 59' East along the center line of said roadway 75.0 feet, more or less, to the point of beginning.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 10th day of June A.D. 19 85
at 3:48 o'clock P M, and duly
recorded in Vol. M85 of Deeds
Page 8646

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee \$13.00