

OA

50688

QUITCLAIM DEED

Vol. 1785 Page 10376

KNOW ALL MEN BY THESE PRESENTS, That DEBORAH K. CHILDERS DEBORAH K. PHILLIPS now known as  
for the consideration hereinafter stated, does hereby remise, release and quitclaim unto  
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:

- Lot 10 in Block 8 of Tract No. 1064, FIRST ADDITION TO GATEWOOD, Klamath County, Oregon.
- SUBJECT TO, HOWEVER, THE FOLLOWING:
1. An easement created by instrument, including the terms and provisions thereof dated June 26, 1905, recorded May 118, 1907, in Book 22, page 479 in favor of the United States of America (no specific location of record)
  2. An easement created by instrument, including the terms and provisions thereof, dated May 1, 1945, recorded May 15, 19845, book 176 page 284 in favor of California Oregon Power Company for right of way for pole lines (no specific location)
  3. An easement created by instrument, including the terms and provisions thereof dated January 14, 1974, recorded March 20, 1974 in favor of City of Klamath Falls for ten foot sewer easement over the NW 1/4 SE 1/4.
  4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood.
  5. Covenants, easements and restrictions but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded September 3, 1976, book M-76, page 13888.

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 \$3,800.00

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 26 day of June, 1985, 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 Deborah K. Childers  
Deborah K. Childers

STATE OF ~~OREGON~~ California

County of Orange

June 26

19 85..

Personally appeared the above named  
Deborah K. Phillips now known as  
Deborah K. Childers

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon  
My commission expires: 1988

NOTARY PUBLIC - CALIFORNIA

ORANGE COUNTY

My comm. expires AUG 30, 1988

Deborah K. Phillips now known as

Deborah K. Childers

7705 Newlin

Whittier, CA 90602

GRANTOR'S NAME AND ADDRESS

Kurt Edward Phillips

5462 Gatewood

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kurt Edward Phillips

5462 Gatewood

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Kurt Edward Phillips

5462 Gatewood

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

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 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)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 5th day of July, 19 85, at 9:50 o'clock A.M., and recorded in book/reel/volume No. M85 on page 10376 or as document/fee/file/instrument/microfilm No. 50688, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Bernatha Schlick Deputy