

54144

STATUTORY QUITCLAIM DEED

VOLUME 85 Page 16291

EARL W. MACK and DOROTHEA A. MACK, Trustees of the DOROTHEA A. MACK LIVING TRUST, U/A dated August 13, 1975, Grantor, release and quitclaim to DOROTHEA A. MACK, Grantee, all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

(SEE REVERSE FOR LEGAL DESCRIPTION)

The true and actual consideration for this conveyance is property other than cash.

Until a change is requested, all tax statements are to be sent to the following address: Earl W. Mack, 10711 Spring Lake Road, Klamath Falls, Oregon, 97601.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 24 day of September, 1985.

Earl W. Mack
EARL W. MACK

Dorothea A. Mack
DOROTHEA A. MACK

STATE OF OREGON)
County of Klamath) ss.:

On this 24 day of September, 1985, personally appeared the above named EARL W. MACK and DOROTHEA A. MACK, Trustees of the DOROTHEA A. MACK LIVING TRUST, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Elizabeth A. Jordan
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8/31/86

After Recording, Return to:
JAMES E. McCOBB
BOIVIN, McCOBB & UERLINGS, P.C.
110 N. Sixth St.
Klamath Falls, OR 97601

STATUTORY QUITCLAIM DEED

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PARCEL I:

Beginning at the section corner common to Sections 33 and 34, Township 39 South, Range 9 East of the Willamette Meridian, and Sections 3 and 4, Township 40 South, Range 9 East of the Willamette Meridian; said section corner also lying on the center line of the existing County Road and being marked with a spike driven into the pavement thereon; thence north $89^{\circ}54'05''$ east, 1977.00 feet along the south boundary of said Section 34 and center line of said County Road to a spike driven into the pavement of said; thence north $0^{\circ}05'25''$ west, 30.00 feet to the true point of beginning, which point lies on the north right of way boundary of said County Road and is also a corner monument of Tract No. A-130, U. S. Army, recorded in Volume 292, Page 227 of Deed Records of Clatsop County, Oregon, said monument being marked with a $1\frac{1}{2}$ " iron pipe set in the ground and capped with a brass washer stamped A-130-6, 1957. From said true point of beginning; thence north $0^{\circ}05'25''$ west, 1578.00 feet along the boundary of said Tract A-130 to a corner monument of same, identical to monument above described excepting being stamped A-130-5; thence South $89^{\circ}54'05''$ west 510.50 feet along the boundary of said tract A-130 to a corner monument of same, identical to monument above described, excepting being stamped A-130-4, 1957; thence north $0^{\circ}05'25''$ west 1044.81 feet along the boundary of said Tract A-130 to a corner of same, said corner also lying on the north boundary of the south $\frac{1}{4}$ of said Section 34 and being marked with a $1\frac{1}{2}$ " iron pipe set in the ground and capped with a brass washer stamped A-130-3, 1957, thence north $89^{\circ}54'05''$ east along said boundary a distance of 1261.53 feet; thence south $20^{\circ}42'$ east 494.30 feet, thence south $11^{\circ}49'$ east 458.40 feet, thence south $22^{\circ}25'$ west, 721.00 feet; thence north $75^{\circ}19'$ west 345.00 feet; thence north $63^{\circ}34'$ west 83.60 feet; thence south $0^{\circ}00'30''$ west 1172.14 feet to a point on the north boundary of the right of way of said County Road, said point being 330.00 feet distant from corner No. A-130-6, 1957; thence south $89^{\circ}54'05''$ west, 330.00 feet along said right of way boundary to the true point of beginning.

The tract of land above described contains 51.98 acres more or less.

Excepting therefrom a portion thereof having been described as follows:

A tract of land located in the Southwest Quarter of Section 34, Township 39 South, Range 9 E.V.M., and containing 9 acres, more or less, and more particularly described as follows:

Beginning at the section corner common to Sections 33 and 34 of Township 39 South, Range 9 East, Willamette Meridian, and Sections 3 and 4 of Township 40 South, Range 9 East, Willamette Meridian, and running thence North $89^{\circ}54'05''$ East along the South line of said Section 34, 1977.00 feet to a point, thence North $0^{\circ}05'25''$ West 30.00 feet to the true point of beginning, said true point of beginning being on the Northerly right-of-way line of Midland Road; from said true point of beginning thence North $0^{\circ}05'25''$ West 1400.00 feet to a point; thence South $37^{\circ}36'30''$ East 542.20 feet to a point; thence South $0^{\circ}04'55''$ East 970.00 feet to a point on the Northerly right-of-way line of said Midland Road; thence South $89^{\circ}54'05''$ west along said right of way line 330.00 feet to the true point of beginning, said tract of land containing 9 acres, more or less, all in Clatsop County, Oregon.

16293

PARCEL II:

The West one-half (W 1/2) of the Southeast quarter (SE 1/4) of Section thirty-four (34), Township thirty-nine (39) South, Range nine (9) East Willamette Meridian, except for those parcels deeded by the parties hereto which said deeds are recorded at Volume 298 of Deeds, page 285; Volume 299 of Deeds, page 209; Volume M72 of Deeds, page 1672; and Volume 300 of Deeds, page 61.

The Southwest quarter (SW 1/4) of Section thirty-four (34), of Township thirty-nine (39) South, Range Nine (9) East Willamette Meridian, in Klamath County, Oregon, except the west four hundred sixty-seven (467) feet of the south four hundred sixty-seven (467) feet thereof, and rights of way of the United States of America, except for those parcels deeded by the parties hereto which said deeds are recorded at Volume 243 of Deeds, page 372; Volume 292 of Deeds, page 227; Volume 359 of Deeds, page 79...

All that portion of the Southeast quarter (SE 1/4) Southeast quarter (SE 1/4) of Section thirty-four (34), Township thirty-nine (39) South of Range nine (9) East Willamette Meridian, in Klamath County, Oregon, described as follows: Beginning at a point in the south line of said Section thirty-four (34), Six hundred forty (640) feet West of the Southeast corner of said section; thence North 20°40' West 31.5 feet; thence North 2°50' East Seven hundred fifty-four (754) feet; thence North 50°49' West One hundred seventy-five (175) feet; thence South 88°47' West Two hundred eighty-five and eight tenths (285.8) feet; thence North 38°35' West Three hundred ninety-four and two tenths (394.2) feet; thence West thirty-eight (38) feet to a point in the west boundary of said Southeast quarter (SE 1/4) Northeast quarter (NE 1/4) of said section, at a point One thousand one hundred ninety-five (1195) feet north of the southwest corner of the Southeast quarter (SE 1/4) Southeast quarter (SE 1/4) of said section; thence South One thousand one hundred ninety-five (1195); thence East Six hundred eighty (680) feet to the point of beginning. Less and excepting rights of way for county roads and drainage ditches. Also, less one acre in the Southeast corner of said tract heretofore deeded to the Klamath Irrigation District. Said tract containing thirteen (13) acres, more or less, and also including an easement for irrigation ditch along the county road extending from the U.S.R.S. C-4 Canal to the North line of said property except for those parcels deeded by the parties hereto which said deeds are recorded in Volume M69 of Deeds, page 2060; and Volume M69 of Deeds, page 2156.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of October _____ A.D., 19 85 at 11:22 o'clock _____ the _____ 8th day
of _____ Deeds _____ on Page 16291 and duly recorded in Vol. M85

FEE \$13.00

Evelyn Biehn
By _____

County Clerk
[Signature]