

OA

54660

QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS, That LUCILE F. KEPNER

hereinafter called grantor,  
 KLAMATH VENTURE CAPITAL, INC., an Oregon corporation  
 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 12 of PLEASANT HOME TRACTS, according to the official plat thereof on file in the  
 office of the County Clerk of Klamath County, Oregon.

"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."

(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 \$to clear title.

①However, the actual consideration consists of or includes other property or value given or promised which is  
 the whole consideration (indicate which). ①(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 22nd day of October, 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.

Lucile F. Kepner  
 LUCILE F. KEPNER

STATE OF OREGON,

County of Klamath  
October 22, 1985

Personally appeared the above named  
 LUCILE F. KEPNER:

ss.

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 \_\_\_\_\_

and acknowledged the foregoing instru-  
 ment to be \_\_\_\_\_ voluntary act and deed.

(OFFICIAL SEAL)

Before me: Kristi J. Redd

Notary Public for Oregon

My commission expires: 11/16/87

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 be-  
 half 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:

(SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation,  
affix corporate seal)

Lucile F. Kepner

P.O. Box 673  
McCloud, CA 96057

GRANTOR'S NAME AND ADDRESS

Klamath Venture Capital, Inc.

P.O. Box 673  
McCloud, CA 96057

GRANTEE'S NAME AND ADDRESS

After recording return to:

MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY

NAME, ADDRESS, ZIP

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

NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
 ment was received for record on the  
22nd day of October, 1985,  
 at 4:11 o'clock P.M., and recorded  
 in book/reel/volume No. M85 on  
 page 17188 or as document/fee/file/  
 instrument/microfilm No. 54660,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By P.A.M. Smith Deputy

Fee: \$5.00