

OA

55894

QUITCLAIM DEED

Vol. M85 Page 19564

KNOW ALL MEN BY THESE PRESENTS, That VERGIL V. MILLER and
RAMONA MILLER, hereinafter called grantor,
 for the consideration hereinafter stated, does hereby remise, release and quitclaim unto THE H. RAMONA MILLER
FAMILY TRUST, KAREN SUE MILLER OGLE ~~OR DAVID E. MILLER~~ as Trustee
 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 in any-
 wise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Attached as Exhibit A

(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 love & affection

However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (indicate which) (The sentence between the symbols ©, 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 _____ day of _____, 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.

Vergil V. Miller
 Vergil V. Miller

Ramona Miller by Vergil V. Miller, as her
 Attorney in fact.

STATE OF OREGON,

County of Washington

, 1985.

Personally appeared the above named

Vergil V. Miller and Ramona
Miller, by Vergil V. Miller as her
attorney in fact

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

(OFFICIAL
 SEAL)

Before me,

Notary Public for Oregon

My commission expires: 7/1/88

STATE OF OREGON, County of _____, 19____

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 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)

VERGIL MILLER AND RAMONA MILLER

GRANTOR'S NAME AND ADDRESS

THE H. RAMONA FAMILY TRUST

GRANTEE'S NAME AND ADDRESS

After recording return to:

C. Thomas Davis

12450 S. W. First St.

Beaverton, OR 97005

NAME, ADDRESS, ZIP

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

Karen Sue Miller Ogle
 c/o Vergil Miller
 2070 S.W. Pheasant Drive
 Aloha, OR 97006

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

I certify that the within instru-
 ment was received for record on the
 day of _____, 19____,

at _____ o'clock _____ M., and recorded
 in book/reel/volume No. _____ on
 page _____ of 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

19565

EXHIBIT A

A parcel of land in the NE 1/4 SW 1/4 of Section 1, Township 24 S. Range 6, EWM, and more particularly described as follows:

Beginning at a point in the center line of the County Road which is North 1813.3 feet and East 1827.8 feet from the Southwest corner of said Section; thence South 62° 45' East a distance of 30.0 feet to a point on the Southerly right of way line of the County Road; thence North 27°15' East, along said Southerly right of way line, a distance of 106.0 feet to a point in the bed of Cold Creek; thence South 82°12' East a distance of 76.2 feet; thence North 71° 44' East a distance of 88.0 feet to the true point of beginning of this description; thence South 44°55' East a distance of 153.8 feet to a point in the bed of Crescent Creek; thence following the bed of Crescent Creek South 42°41' East a distance of 57.0 feet; thence South 10°47' East a distance of 109.0 feet; thence South 38°29' East a distance of 38.0 feet; thence North 74°45' East a distance of 34.0 feet; thence North 45°28' East a distance of 53.0 feet; thence North 20°30' East a distance of 167.0 feet; thence North 17°08' East a distance of 111.0 feet; thence North 67°40' West a distance of 92.0 feet; thence North 41°50' West a distance of 211.0 feet to a point in the confluence of Crescent Creek and Cold Creek; thence following the bed of Cold Creek South 42°33' West a distance of 89.0 feet; thence South 24°26' West a distance of 162.1 feet to the point of beginning.

EXHIBIT A

19566

PARCEL I:

A parcel of land situated in Section 1, Township 24S., Range 6 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe which is North 1338.11 feet and East 2287.08 feet from the Southwest corner of said Section 1, thence No. 88°16' E. a distance of 60 feet to an iron pipe, thence N. 10°16' E. to the centerline of Crescent Creek; thence Westerly along the centerline of Crescent Creek to a point that is N. 10°16' E. of the point of beginning; thence S. 10°16' W. to the point of beginning.

PARCEL II:

A parcel of land situated in Section 1, Township 24 S., Range 6 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe which is North 1335.57 feet and East 2203.12 feet from the Southwest corner of said Section 1; thence No. 88°16' E. a distance of 84 feet to an iron pipe; thence No. 10°16' E. to the centerline of Crescent Creek; thence Westerly along the centerline of Crescent Creek to a point that is No. 14°03' E. of the point of beginning; thence S. 14°03' W. to the point of beginning;

Reserving to the Grantors, their successors and assigns, an easement over and across the above described real property for the purpose of maintaining a ditch in its present location, and the right to enter upon said real property for the maintenance of said ditch.

The bearings on Parcels I and II are based on the centerline of the Crescent Lake Road as constructed and being S 61°12' W. at Station 65 as shown on Map B-51 filed in the office of the Klamath County Engineer. The above described parcels of land are subject to an easement along the Southerly thirty (30) feet thereof to provide ingress and egress to other properties in the area and an easement is hereby granted along the Southerly thirty (30) feet of that portion of the N 1/2 SW 1/4 of said Section 1 lying East of the County Road to provide ingress and egress to the above described parcel of land.

EXHIBIT A

19567

A parcel of land situated in Section 1, Township 24 South, Range 6, E.W.M., more particularly described as follows:

Beginning at an iron pipe which is North 1334.06 feet and East 2153.14 feet from the Southwest corner of said Section 1; thence No. 88°16' East a distance of 50 feet to an iron pipe; thence No. 14°03' E. to the centerline of Crescent Creek; thence Northwesterly along the centerline of Crescent Creek to a point that is N. 01°44' W. of the point of beginning; thence S. 01°44' E. to the point of beginning.

The above bearings are based on the centerline of the Crescent Lake Road as constructed and being S. 61°12' W. at Station 65 as shown on Map B-51 filed in the office of the Klamath County Engineer. The above described parcel of land is subject to an easement along the Southerly thirty feet thereof to provide ingress and egress to other properties in the area and an easement is hereby granted along the Southerly thirty feet of that portion of the N 1/2 SW 1/4 of said Section 1 lying East of the County Road to provide ingress and egress to the above described parcel of land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of November A.D., 19 85 at 2:37 o'clock P M., and duly recorded in Vol. M85 day
of Deeds on Page 19564

FEE \$17.00

Evelyn Biehn,
By _____ County Clerk