

1-1-74

61832

QUITCLAIM DEED

Vol. M80 Page 9130

KNOW ALL MEN BY THESE PRESENTS, That Walter R Culbertson and Barbara M Culbertson, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto Paul E Culbertson and Rebecca L Culbertson 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Culbertson's Klam: SEE ATTACHED EXHIBIT "A"
3435 Shasta Way, 1
 Real Property. The following described real property situate in Klamath County, State of Oregon, described as follows:
 Beginning at a point on the North right of way line of Shasta Way which lies North 89° 08' East a distance of 2782.3 feet and North 0° 49' West a distance of 15 feet from the iron pin which marks the Southwest corner of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence: North 0° 49' West a distance of 115 feet to an iron pin; thence North 1° 17' East a distance of 372 feet to an iron pin which lies on the Southerly right of way line of the U.S.R.S. "A" Canal; thence Easterly and on herly following the Southerly right of way line of the "A" Canal to its intersection with the Northright of way line of Shasta Way; thence Westerly along the North right of way line of Shasta Way to the point of beginning.
 EXCEPTING THEREFROM a parcel of land located in Tract 22A, ENTERPRISE TRACTS SUBDIVISION, situated in Section 3, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the Southerly right of way line of the U.S.R.S. "A" Canal, from which the most Northerly corner of that property described in Deed Volume M-67 at page 1935 of deed Records of Klamath County, Oregon, bears
 (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (OVER)

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 \$ 102,000.00.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 31st day of December, 1980; 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.

(If executed by a corporation, affix corporate seal)

Walter R Culbertson
Barbara M Culbertson

STATE OF OREGON,

County of KLAMATH

SS.

STA

12 31, 1980

Personally appeared the above named WALTER

R. CULBERTSON and BARBARA M. CULBERTSON

each

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

(OFFICIAL SEAL)

Before me,

[Signature]
 Notary Public for Oregon

My commission expires: 11-23-83

Not

My commission expires:

"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."

STATE OF OREGON,

SS.

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/reel/volume No. on page or 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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Paul and Rebecca Culbertson
11717 South East 255th Place
Kent, Washington 98031

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

88 MAY 29 AM 11 00

9131

EXHIBIT "A"

That part of Tract 22A of ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the North right of way line of Shasta Way which lies North $89^{\circ} 08'$ East a distance of 2782.3 feet and North $0^{\circ} 49'$ West a distance of 15 feet from the iron pin which marks the Southwest corner of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence North $0^{\circ} 49'$ West a distance of 300 feet to a point; thence South $89^{\circ} 08'$ West a distance of 115 feet to an iron pin; thence North $1^{\circ} 17'$ East a distance of 372 feet to an iron pin which lies on the Southerly right of way line of the U.S.R.S. "A" Canal; thence Easterly and Southerly following the Southerly right of way line of the "A" Canal to its intersection with the North right of way line of Shasta Way; thence Westerly along the North right of way line of Shasta Way to the point of beginning.

EXCEPTING THEREFROM a parcel of land located in Tract 22A, ENTERPRISE TRACTS SUBDIVISION, situated in Section 34, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the Southerly right of way line of the U.S.R.S. "A" Canal, from which the most Northerly corner of that property described in Deed Volume M-67 at page 1935 of Deed Records of Klamath County, Oregon, bears North $52^{\circ} 20' 50''$ West a distance of 471.98 feet; thence South $34^{\circ} 28' 20''$ West, 22.00 feet; thence South $55^{\circ} 31' 40''$ East, 46.00 feet; thence North $34^{\circ} 28' 20''$ East, 22.00 feet, more or less, to the Southerly right of way line of the U.S.R.S. "A" Canal; thence Northwesterly along said line, 46.00 feet, more or less, to the point of beginning, with the above described bearings being based on those shown in Deed Volume M-67 at page 1935, Klamath County, Deed Records.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of May A.D., 19 86 at 11:00 o'clock A M., and duly recorded in Vol. 28th day of May of Deeds on Page 9130 M86

Evelyn Biehn,
By

County Clerk

FEE \$14.00