

64878

QUITCLAIM DEED

Vol. M80 Page 14579

EFFECTIVE DATE: June 10, 1986

PARTIES: MICHAEL L. BRANT and LAURA L. BRANT (BRANT),
husband and wife; and LOUIS T. HILL and IRENE
F. HILL (HILL), husband and wife;

GRANTORS

LAWRENCE W. CLARK and KATHERINE R. CLARK
(CLARK), husband and wife.

GRANTEES.

RECITALS:

A. The 1965 Easement.

CLARK bought real property from J. K. and Peggy Ann O'Neill
(O'Neill) on December 15, 1965, as evidenced by a deed recorded
on December 21, 1965, in the Klamath County Deed Records, Volume
M65, Page 4833. The property CLARK purchased is legally
described as follows:

S1/2 W1/4 and W1/2 SW1/4 SE1/4 less the East
124 feet of said W1/2 SW1/4 SE1/4 in Section
25, Township 40 South, Range 10 East of the
Willamette Meridian.

As part of the sale, O'Neill reserved an easement of access over
(the "1965 Easement") CLARK'S property to reach property O'Neill
retained to the north. The reservation language provided:

"Reservation by Grantors [O'Neills] of a strip
of land 36 feet in width running in a
northerly direction along the westerly
boundray of said property as a perpetual
easement for roadway and related purposes,
including, but not limited to, dedication for
public roadway."

B. The 1976 Sales.

On May 11, 1976, O'Neill sold HILL all of the property he
retained to the north of CLARK'S property. He conveyed his
interest in the easement as part of the sale. A memorandum of
the O'Neill-HILL contract was recorded in the Klamath County Deed
Records at Volume M76, Page 7099, on May 12, 1976.

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On May 11, 1976, HILL sold BRANT a portion of the property purchased from O'Neill. A deed from HILL to BRANT was recorded in the Deed Records of Klamath County, Volume M81, Page 2376, on February 12, 1981.

BRANT and HILL claim an interest in the 1965 Easement by virtue of the recited conveyances.

C. Consideration.

CLARK disputes HILL'S and BRANT'S entitlement to use of the easement as more fully described in a Reciprocal Easement Agreement between these same parties of even date, which is being simultaneously recorded with this Quitclaim Deed. The Reciprocal Easement Agreement constitutes a settlement of the parties' dispute regarding the scope, location and use of the 1965 Easement and constitutes consideration for the present Quitclaim Deed. The parties intend that the easements and rights of way granted in the Reciprocal Easement Agreement stand as substitute for the 1965 Easement reconveyed herein.

Now, therefore, HILL and BRANT make the following:

CONVEYANCE

HILL and BRANT, as Grantors, hereby reconvey and quitclaim to CLARK as Grantees, all their right, title and interest in the property recited above in paragraph A, including, but not limited to, all right, title and interest in the 1965 Easement. The actual consideration for this conveyance is the mutual promises and conveyances contained in the Reciprocal Easement Agreement recited above in paragraph C.

Michael L. Brant
Michael L. Brant

Laura L. Brant
Laura L. Brant

Louis T. Hill
Louis T. Hill

Irene F. Hill
Irene F. Hill

GRANTORS

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Lawrence W. Clark
Lawrence W. Clark

Katherine R. Clark
Katherine R. Clark

GRANTEES

Klamath County, Oregon -- ss.

Personally appeared the above named MICHAEL L. BRANT and LAURA L. BRANT and acknowledged the foregoing to be their voluntary act and deed.

Before me this 16th day of June, 1986.

Lynn M. Abel
Notary Public for Oregon

My Commission Expires: 8-1-89

Klamath County, Oregon -- ss.

Personally appeared the above named LOUIS T. HILL and IRENE F. HILL and acknowledged the foregoing to be their voluntary act and deed.

Before me this 16th day of June, 1986.

Lynn M. Abel
Notary Public for Oregon

My Commission Expires: 8-1-89

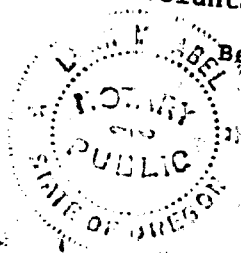
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[ey/scC2]

Klamath County, Oregon -- ss.

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Personally appeared the above named LAWRENCE W. CLARK and KATHERINE R. CLARK and acknowledged the foregoing to be their voluntary act and deed.

Before me this 14th day of Aug, 1986.



Lynn M. Abel
Notary Public for Oregon

My Commission Expires: 8-1-89

AFTER RECORDING RETURN TO:

Eric Yandell
P. O. Box 1048
Salem, OR 97308

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of August

A.D. 19 86 at 4:30 o'clock P M., and duly recorded in Vol. M86 day
of _____ Deeds: _____ on Page 14579

FEE

\$22.00

Evelyn Biehn,
By _____ County Clerk

4 - QUITCLAIM DEED
[ey/scC2]