

OK

69913

QUITCLAIM DEED

Vol. MR Page 24222

KNOW ALL MEN BY THESE PRESENTS, That Marilyn L. Dougherty and John Dougherty, hereinafter called grantor, as Marilyn L. Dougherty and John Dougherty, hereinafter called grantee, does hereby remise, release and quitclaim unto Klamath Development Company, Edward J. Shipsey, and Fidelity Funding and Realization Co., Inc., 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:

Three parcels of land located in Section 6, township 40 South, Range 8 East of the Willamette Meridian, more fully described in the attached Exhibit "A", attached hereto and by this reference incorporated herein.

'86 DEC 31 PM 12 36

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 \$in Lieu of
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 December day of 1986; 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 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,
County of Klamath,
December, 1986.

Personally appeared the above named
Marilyn L. Baggellar aka
Dougherty, and John Dougherty

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

Before me:
Ethelene Page
Notary Public for Oregon
My commission expires: 5-21-89

STATE OF OREGON, County of Klamath,
Personally appeared Marilyn L. Baggellar aka Dougherty and John Dougherty,
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 Klamath Development Co., a corporation, 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 behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon (SEAL)
My commission expires: _____
(If executed by a corporation, affix corporate seal)

John and Marilyn Dougherty
4545 South 6TH Street
Klamath Falls OR 97603
GRANTOR'S NAME AND ADDRESS

Edward J. Shipsey
PO BOX 52
Keon OR 97627
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath Development Co.
PO BOX 52
Keno OR 97627
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Klamath Development Co.
PO BOX 52
Keno OR 97627
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, 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.
By _____ Deputy

Description

24223

PARCEL 1

A parcel of land situated in the NW $\frac{1}{4}$ of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the North line of said Section 6 from which the Northwest corner of said Section 6 bears South 89°47'18" West 137.90 feet; thence from said point of beginning North 89°14'18" East along the North line of said Section 6, 67.90 feet to a 5/8" iron pin; thence South 00°07'06" East 193.25 feet to a 5/8" iron pin on the Northerly right of way line of the Klamath Falls-Ashland Highway; thence South 88°57'00" West along the Northerly right of way line of said Klamath Falls-Ashland Highway 67.91 feet to a 5/8" iron pin; thence North 00°07'06" West 194.24 feet to the point of beginning.

PARCEL 2

A parcel of land situated in the NW $\frac{1}{4}$ of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the North line of said Section 6 from which the Northwest corner of said Section 6 bears South 89°47'18" West 70.00 feet; thence from said point of beginning North 89°47'18" East along the North line of said Section 6, 67.90 feet to a 5/8" iron pin; thence South 00°07'06" East 194.24 feet to a 5/8" iron pin on the Northerly right of way line of the Klamath Falls-Ashland Highway; thence South 88°57'00" West along the Northerly right of way line of said Klamath Falls-Ashland Highway 67.91 feet to a 5/8" iron pin; thence North 00°07'06" West 195.24 feet to the point of beginning.

PARCEL 3

A parcel of land situated in the NW $\frac{1}{4}$ of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pipe on the North line of said Section 6 from which the Northwest corner of said Section 6 bears South 89°47'18" West, 205.30 feet; thence from said point of beginning North 89°47'18" East along the North line of said Section 6, 69.66 feet to a 5/8" iron pin which is located South 89°47'18" West 60.00 feet from the Northwest corner of that certain parcel of land recorded in M77 at page 8510 official Klamath County records; thence South 00°16'59" West, 60.00 feet Westerly at right angles and parallel to the Westerly line of said parcel recorded in M77 at page 8510, 192.26 feet to 5/8" iron pin on the Northerly right of way line of said Klamath Falls-Ashland Highway; thence South 88°57'00" West along the Northerly right of way line of said Klamath Falls-Ashland Highway 68.32 feet to a 5/8" iron pin; thence North 00°07'06" West 193.25 feet to the point of beginning.

EXHIBIT "A"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of December A.D., 19 86 at 12:36 o'clock P M., and duly recorded in Vol. M86,
of Deeds on Page 24222.

FEE \$14.00

Evelyn Biehn,
By _____ County Clerk