

OA

90714

QUITCLAIM DEED

Vol. M88 Page 13788

KNOW ALL MEN BY THESE PRESENTS, That RICHARD E. HORN

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto RICHARD A. WELLS AND

DIANE E. WELLS hereinafter called grantor, 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:

A tract of land situated in Government Lots 3 and 4, Section 21, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the $\frac{1}{2}$ inch pipe marking the North $\frac{1}{2}$ corner of said Section 21: thence East along the North line of said Section 21 a distance of 134.64 feet to a $\frac{1}{2}$ inch iron pipe on the Westerly right-of-way line of U.S. Highway No. 97; thence Southerly along said right-of-way line to a point that is South 80° 32' 15" West a distance of 50 feet and North 09° 27' 45" West a distance of 60 feet from the True Point of Beginning of that tract of land deeded to Nelson and described in Deed Volume 336 at page 17, Klamath County Deed Records; thence South 80° 32' 15" West parallel to and 60 feet from the Northerly line of said Nelson tract, a distance of 231 feet: thence North 09° 27' 45" West a distance of 607.11 feet, more or less, to the North line of said Section 21; thence East along the North line of said Section 21 a distance of 62.90 feet more or less, to the point of beginning.

The above bearings and distances being based on survey maps No. 268 and 497 as recorded in the office of the Klamath County Surveyor.

(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 \$ 10,150.00

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 18 day of FEB, 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.

STATE OF OREGON,

County of JACKSON

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 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.

Before me:

(SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

6/17/85

Richard E. Horn
2540 Country Club Drive
Medford, Or.

GRANTOR'S NAME AND ADDRESS

Richard A. Wells and Diane E. Wells

GRANTEE'S NAME AND ADDRESS

After recording return to:

Diane Wells

P.O. Box 1702

Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 25th day of Aug., 1988, at 3:12 o'clock P.M., and recorded in book/reel, volume No. M88 on page 13788 or as document/fee/file/instrument/microfilm No. 90714, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME TITLE

Fee \$8.00

By _____ Deputy

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