

QUITCLAIM DEED

92616

KNOW ALL MEN BY THESE PRESENTS, That BURLINGTON NORTHERN RAILROAD COMPANY formerly named BURLINGTON NORTHERN INC., hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto OLIVER R. SPIRES and DIANNE E. SPIRES, husband and wife, 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:

An undivided $\frac{1}{2}$ interest to the following described property:

A strip of land described as follows: Beginning at the intersection of the Westerly line of Owens Street and the Southerly line of Sixth Street as now located; thence North $56^{\circ} 01' 33''$ West, 176.10 feet, more or less, to the Easterly line of Deed Volume 82, page 96, and the true point of beginning of the strip of land to be described; thence South $0^{\circ} 57' 30''$ East along the Easterly line of said deed, 110 feet; thence North $56^{\circ} 01' 33''$ West 48.79 feet to the Westerly line of Deed Volume 82, page 96; thence North $0^{\circ} 57' 30''$ West 110 feet to the Southerly line of Sixth Street; thence South $56^{\circ} 01' 33''$ East 48.79 feet to the true point of beginning.

Klamath County Tax Account #3809-033CD-01000-0U1 and #3809-033CD-01000-0U2.

EXCEPTING AND RESERVING, however, unto said Grantor, its successors and assigns, all of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.

(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 \$ 5,000.00.

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 11th day of October, 1988; 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 _____, 19____.

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

BURLINGTON NORTHERN RAILROAD COMPANY

by: J. H. ILKKA, DIRECTOR-TITLE SERVICES

ATTEST: ANITA D. WELLS, ASSISTANT SECRETARY
STATE OF Washington, County of King
11th of October, 1988

Personally appeared J. H. ILKKA, who, being duly sworn, ANITA D. WELLS

each for himself and not one for the other, did say that the former is the DIRECTOR-TITLE SERVICES and that the latter is the ASSISTANT secretary of BURLINGTON NORTHERN RAILROAD COMPANY

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: Lisa J. Fredrich
Notary Public for Seattle, Washington
My commission expires: February 9, 1992

BURLINGTON NORTHERN RAILROAD COMPANY
1011 Western Ave., Suite 700
Seattle, WA 98104 ATTENTION: Butch Wilhelm

GRANTOR'S NAME AND ADDRESS
OLIVER R. SPIRES and DIANNE E. SPIRES
1930 S. Sixth Street
Klamath Falls, OR 97601

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 13th day of Oct., 1988, at 2:34 o'clock P.M., and recorded in book/reel/volume No. M88 on page 17232 or as document/fee/file/instrument/microfilm No. 92616. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Dan M. Mischak Deputy

Fee \$8.00