

OK

93706

QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS, That Owens Development Co., an Oregon Corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto Edward T. McClure and Carol J. McClure, 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:

A 16 foot easement for utility purposes which lies adjacent to a line between Points B and C and between Points C and D in the following described parcel:

A tract of land in Section 20, Twp. 38 S. R. 9 E.W.M., being a portion of vacated Block 15 and vacated Streets in Nob Hill Addition to Klamath Falls, Oregon, more particularly described as follows: Beginning at the most Northerly corner of Lot 1, Block 5 of Tract 1145-Nob Hill Replat, a duly recorded subdivision: thence North 64°19'00" East 60.00 feet to the Northerly right of way line of Wade Circle; thence along said Northerly right-of-way line, South 25°41'00" East 32.12 feet, along the arc of a curve to the left (radius = 270.00 feet, central angle = 38°20'00") 180.64 feet to a 5/8 inch iron pin marking the True Point of Beginning of this description; thence North 25°59'00" East 167.91 feet to a 5/8 inch iron pin designated as point B, thence South 61°54'39" East 87.00 feet to a 5/8 inch iron pin designated as Point C; thence South 28°13'59" East 125.00 feet to a 5/8-inch iron pin designated as Point D, on the Northwesterly right of way line of Wade Circle; thence, along said right of way line, South 42°46'01" West 60.00 feet, along the arc of a curve to the right (radius = 20.00 feet, central angle = 64°41'59") 22.58 feet, North 72°32'00" West 116.13 feet, along the arc of a curve to the right (radius = 270.00 feet, central angle = 08°31'00") 40.13 feet to the True Point of Beginning.

IT IS THE INTENTION OF THIS DOCUMENT TO EXTINGUISH THAT EASEMENT RESERVED IN DEED RECORDED NOVEMBER 11, 1980, IN M-80 PAGE 22294, RECORDS OF KLAMATH COUNTY, OREGON.

(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 \$ NONE.

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 8th day of November, 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. OWENS DEVELOPMENT CO.

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 \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_, 19\_\_\_\_.

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

By: \_\_\_\_\_

President

By: \_\_\_\_\_

Secretary

STATE OF OREGON, County of Klamath \_\_\_\_\_ ss.

November 8, 1988.

Personally appeared J. Bruce Owens \_\_\_\_\_ and

E. Marie Owens \_\_\_\_\_ 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 \_\_\_\_\_

Owens Development Co., a corporation, and that the seal attixed 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:

Debra Buckingham \_\_\_\_\_

Notary Public for Oregon

My commission expires: 12-19-88

(If executed by a corporation, affix corporate seal)

Owens Development Co.

GRANTOR'S NAME AND ADDRESS

Edward T. McClure et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Edward T. McClure

132 Mountain View

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the 10th day of Nov., 1988, at 9:12 o'clock A.M., and recorded in book/reel/volume No. M88 on page 19047 or as document/fee/file/instrument/microfilm No. 93706, 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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