

OK

QUITCLAIM DEED

Vol. m89 Page 19403

6366

KNOW ALL MEN BY THESE PRESENTS, That Aaron E. Abts and Lois Abts,  
 husband and wife, hereinafter called grantor,  
 for the consideration hereinafter stated, does hereby remise, release and quitclaim unto John R. Charlton  
 and Alexis R. Charlton, 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:

See Attached Exhibit "A"

(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 \$.....

However, the actual consideration consists of or includes other property or value given or promised which is  
 the whole consideration (indicate which). (The sentence between the symbols ①, 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 11 day of October, 19 89,  
 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 DE-  
 SCRIBED 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 KlamathOctober 11, 1989

Personally appeared the above named  
Aaron E. Abts & Lois Abts,  
 husband and wife

and acknowledged the foregoing instru-  
 ment to be their voluntary act and deed.

(OFFICIAL  
 SEAL)

Notary Public for Oregon

My commission expires: 7/13/93

Aaron E. Abts

Lois Abts

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

Personally appeared \_\_\_\_\_, 19 \_\_\_\_\_

and  
 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 be-  
 half 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)

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

I certify that the within instru-  
 ment 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.

NAME

TITLE

By \_\_\_\_\_

Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

John R. & Alexis R. Charlton  
 3032 Hilyard  
 Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

John R. & Alexes R. Charlton  
 3032 Hilyard  
 Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

\*09 OCT 12 PM 2 26

## EXHIBIT "A"

19404

A tract of land situated in the W $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a  $\frac{1}{2}$  inch iron pin on the Southerly right of way line of Hilyard Avenue, said pin being North 89° 06' 00" West 908.60 feet and South 00° 05' 16" East 30.00 feet from a  $\frac{5}{8}$  inch iron pin at the centerline intersection of said Hilyard Avenue and Altamont Drive, marking the N $\frac{1}{2}$  corner of said Section 10, thence South 00° 05' 16" East 591.88 feet; thence North 89° 06' 00" West 358.67 feet to the easterly right of way line of the Burlington Northern Railroad; thence along the said railroad right of way, North 00° 15' 50" West 274.26 feet, and along the arc of a curve to the left (radius = 813.94 feet, central angle = 12° 16' 10") 174.30 feet, and along the arc of a curve (reverse) to the right (radius = 713.94 feet, central angle = 11° 45' 03") 146.42 feet to the Southerly right of way line of Hilyard Avenue; thence South 89° 06' 00" East 393.66 feet to the point of beginning. With bearings based on survey No. 2020, as recorded in the Klamath County Surveyor's office.

EXCEPT THEREFROM the Easterly 293 feet thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day  
of Oct. A.D., 19 89 at 2:26 o'clock P M., and duly recorded in Vol. m89,  
of Deeds on Page 19403.

FEE \$13.00

Evelyn Biehn County Clerk

By Caroline Mueseladore