

6367

QUITCLAIM DEED (INDIVIDUAL)

Vol. m89 Page 19405

THEODORE J. PADDOCK and DEBRA A. PADDOCK, husband and wife

release(s) and quitclaim(s) to

JOHN R. CHARLTON and ALEXIS R. CHARLTON, husband and wife

all my/our right, title, and interest, if

any, in that real property situated in Klamath County, State of Oregon,
described as:

SEE ATTACHED EXHIBIT "A"

The true and actual consideration for this transfer is \$ 70,208.57 *

Dated this 12th day of January, 19 81.

Theodore J. Paddock

Debra A. Paddock

STATE OF OREGON, County of Klamath ss.

On this 13th day of January, 19 81, personally appeared the above named

Theodore J. Paddock and Debra A. Paddock and acknowledged the foregoing instrument

to be their voluntary act and deed.

Before me:

Susan C. Patyk

Notary Public for Oregon

My commission expires: 11-2-82

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

QUITCLAIM DEED (INDIVIDUAL)

TO

After Recording Return to:

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

STATE OF OREGON,

)

) ss.

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 _____
on page _____ Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____ Deputy

89 OCT 12 PM 2 26

Exhibit A

A tract of land situated in the W $\frac{1}{2}$ N $\frac{1}{2}$ W $\frac{1}{2}$ of Section 10, Township 19 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a $\frac{1}{4}$ inch iron pin on the Southerly right of way line of Hilyard Avenue, said pin being North 89° 06' 00" West 909.60 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 $\frac{1}{4}$ corner of said Section 10, thence South 00° 05' 16" East 591.88 feet; thence North 89° 06' 00" West 359.67 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") 174.39 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 PM., and duly recorded in Vol. M89, of Deeds on Page 19405.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Muelendor