

K-31631

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that ELISABETH McCONNELL FABBE, Grantor, hereby releases and quitclaims unto RICHARD F. BOGATAY and JON R. BOGATAY, Grantees, all right, title, estate and interest in and to the following described property:

All that portion of Lots 5 and 6 in Block 13 of Original Town of Linkville, now City of Klamath Falls, Oregon, more particularly described in Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD the same unto the Grantees and their respective heirs, devisees, grantees and assigns, forever.

"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." ORS 93.040

I certify that this Conveyance is given for the purpose of Quieting Grantees' title to said property and that no consideration as defined by ORS 93.030 has been paid for this property.

IN WITNESS WHEREOF Grantor has executed this Quitclaim Deed as of the date first herein written.

Elisabeth M. Fabbe
Elisabeth McConnell Fabbe

STATE OF WASHINGTON)
County of Sooke)

On this 9th day of April, 1984, personally appeared the above named Elisabeth McConnell Fabbe and acknowledged the foregoing Instrument to be her voluntary act and deed. Before me:

(SEAL)

Marlene Coan
Notary Public for Washington
My Commission expires Sept. 17, 1987

Until a change is requested all Tax Statements shall be sent to the following address:

Same

Richard Bogatay
Richard Bogatay
Jon Bogatay
621 Loma Linda Drive
Klamath Falls, Or 97601

QUITCLAIM DEED

EXHIBIT A

All that portion of Lots 5 and 6 in Block 13 of Original Town of Linkville, now City of Klamath Falls, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Westerly Corner of Lot 5 in Block 13 of said addition, being at the intersection of the Southeasterly line of Pine Street and the Northeasterly line of Eighth Street;

Thence, Southeasterly along the Northeasterly line of Eighth Street, 75 feet;

Thence, Northeasterly at right angles to Eighth Street, 130 feet to a line between Lots 6 and 7 in said Block 13;

Thence, Northwesterly on said line, 75 feet to Pine Street;

Thence, Southwesterly on Pine Street, 130 feet to the Point of Beginning.

EXCEPTING THEREFROM the following-described property:

Beginning at the most Westerly Corner of said Lot 5 in Block 13 of Original Town of Linkville, now City of Klamath Falls, Oregon, being the intersection of the Southeasterly line of Pine Street and the Northeasterly line of Eighth Street;

thence, South 50°35' East along the Northeasterly line of Eighth Street, a distance of 45.01 feet to an "X" set in a concrete sidewalk and the Point of Beginning of this description.

Thence, North 38°33' East and along the Southeasterly edge of a concrete curb, a distance of 67.10 feet to the interior corner of said curb;

Thence, South 52°07' East along the Southwesterly edge of a concrete curb and said curb line extended, a distance of 30.62 feet the Northwesterly line of that property described in Deed recorded in Vol. 107 at page 606 of Klamath County, Oregon Deed Records;

Thence, South 39°05' West along the Northwesterly line of said property, a distance of 67.74 feet to an "X" set in a concrete sidewalk on the Northeasterly line of Eighth Street;

Thence, North 50°55' West along the Northeasterly line of Eighth Street, a distance of 29.99 feet to the Point of Beginning of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 13th day of Dec. A.D., 19 89 at 11:21 o'clock AM., and duly recorded in Vol. M89 of Deeds on Page 24047.

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline Mulender