

1-1-74

16587

QUITCLAIM DEED

Vol m90 Page 12288

KNOW ALL MEN BY THESE PRESENTS, That FRANK W. OHLUND and JANE A. OHLUND

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto

WELCO INDUSTRIES, INC.

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 parcel of land lying in Government Lot 7 of Section 34, Township 34 South, Range 7 East of the "Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point 285.72 feet North and 1300.86 feet East of the Southwest corner, Section 34, Township 34, South, Range 7 East of the "Willamette Meridian, which point is located on East boundary of Lot 7, said Section 34; thence South 147.90 feet to a stake at edge of Williamson River; ; thence South 85° West for 200 feet; thence South 43° West 91.20 feet; thence North 231.80 feet; thence East 261.40 feet to the point of beginning. EXCEPTING THEREFROM the 100 feet by 50 foot parcel conveyed to Lloyd Lotches by Land Status Report recorded in Book 306 on page 467, Deed Records of Klamath County, Oregon.

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Subject to rights of any existing utilities and to reservation of any roads or utilities built by United States of America, including the terms and provisions thereof, all as set forth in Deed from Bureau of Indian Affairs recorded June 12, 1958 in Book 300 at page 98, Deed Records.
3. Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr. January 13, 1916, 44 LD 513).

(For continuation of this deed, see reverse side of this document)

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 \$ -0-

Indicate which of the following provisions of this deed shall apply to the property herein conveyed, by marking with an "X" the appropriate symbol (X) in the space provided. (The sentence between the symbols (X), 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 28 day of February, 1980; 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.

X Frank W. Ohlund  
Frank W. Ohlund

X Jane A. Ohlund  
Jane A. Ohlund

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

February 28, 1980

Personally appeared the above named Frank W. Ohlund and Jane A. Ohlund

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

Before me:

Notary Public for Oregon

My Commission expires: 1-16-83

STATE OF OREGON, County of

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Personally appeared

and

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

a corporation, 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:

(SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Welco Industries, Inc.  
2500 E 2nd Street  
Long Beach, CA 90803

NAME, ADDRESS, ZIP

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

Welco Industries, Inc.  
2500 E 2nd Street  
Long Beach, CA 90803

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1980, at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

15882

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## (Continuation of Legal Description from face)

4. An easement created by instrument, including the terms and provisions thereof, recorded: April 10, 1941  
 Volume: 136, page 507; Records of Klamath County, Oregon  
 In favor of: California Oregon Power Company  
 For: power line easement
5. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the "Williamson" river.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 21st day  
 of June A.D. 1990 at 2:56 o'clock P.M., and duly recorded in Vol. M90  
 of Deeds on Page 12288.

FEE \$33.00

Evelyn Biehn, County Clerk

By Debbie Muckelbauer