

17873

MTC 22919-K

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That RICHARD FAIRCLO, AS THE TRUSTEE OF THE AMY I. WAGGONER, TESTAMENTARY TRUST, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto JOE GREEN, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

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 TEN DOLLARS (\$10.00).

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 16 day of July, 1990; 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 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.

AMY I. WAGGONER TESTAMENTARY TRUST

By Richard Fairclo, Trustee
RICHARD FAIRCLO, Trustee

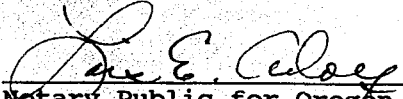
STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named Richard Fairclo, Trustee of the Amy I. Waggoner Testamentary Trust, and acknowledged the

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foregoing instrument to be his voluntary act and deed.

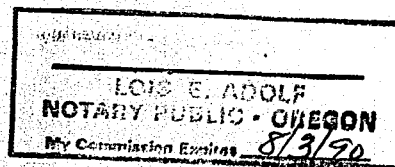
Before me:


Notary Public for Oregon
My commission expires:

Amy I. Waggoner Testamentary Trust
Richard Fairclo, Attorney
280 Main Street
Klamath Falls, Oregon 97601
Grantor

to

Joe Green
P.O. Box 759
Portland, Oregon 97207
Grantee



After recording return to:

Jerry Molatore, P.C.
426 Main Street
Klamath Falls, Oregon 97601

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

Joe Green
P.O. Box 759
Portland, Oregon 97207

MTC No: 22919

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being portions of vacated Blocks 21, 22, 25 and 26; and vacated streets and portions of vacated streets of the BUENA VISTA ADDITION to Klamath Falls, Oregon, the metes and bounds described as follows:

Beginning at the Initial Point, a 2" x 36" galvanized iron pipe, said point being the Northeast corner of Lot 7, Block 1, "CHIA PARK" TRACT NO. 1151; thence along the boundary of "CHIA PARK" as follows:

South 89 degrees 55' 35" East 100.00 feet to a 5/8" iron rod; thence North 00 degrees 01' 15" East 80.02 feet to a 5/8" iron rod; thence South 89 degrees 53' 25" East 60.00 feet to a 5/8" iron rod; thence South 00 degrees 01' 15" West 79.98 feet to a 5/8" iron rod; thence South 89 degrees 55' 30" East 200.00 feet to a 5/8" iron rod; thence North 00 degrees 01' 15" East 80.02 feet to a 5/8" iron rod; thence South 89 degrees 53' 20" East 60.00 feet to a 5/8" iron rod; thence South 00 degrees 01' 15" West 79.98 feet to a 5/8" iron rod; thence South 89 degrees 55' 30" West 169.92 feet to a 5/8" iron rod; thence leaving the boundary of "CHIA PARK", South 00 degrees 03' 48" West 240.00 feet to a 5/8" iron rod; thence North 89 degrees 55' 30" West 85.04 feet to a 5/8" iron rod; thence South 00 degrees 04' 45" West 99.68 feet to a 5/8" iron rod; thence North 89 degrees 55' 15" West 64.63 feet to a 5/8" iron rod; thence South 00 degrees 04' 45" West 60.00 feet to a 5/8" iron rod; thence South 89 degrees 55' 15" East 10.02 feet to a 5/8" iron rod; thence South 00 degrees 04' 45" West 100.00 feet to a 5/8" iron rod; thence North 89 degrees 55' 15" West 70.00 feet to a 5/8" iron rod; thence South 00 degrees 00' 57" East 40.13 feet to a 5/8" iron rod; thence North 76 degrees 28' 40" West 128.55 feet to a 5/8" iron rod; thence North 66 degrees 13' 13" West 54.63 feet to a 1" iron pipe; thence along the arc of a curve to the right 24.65 feet, (Central Angle 11 degrees 18' 00" Radius 125.00 feet, Chord bears North 05 degrees 40' 50" East 24.61 feet) to a 1" iron pipe; thence North 78 degrees 29' 08" West 119.62 feet to a 5/8" iron rod; thence South 00 degrees 01' 50" West 15.00 feet to a 5/8" iron rod; thence North 89 degrees 57' 42" West 50.00 feet to a 1/2" iron pipe; thence North 00 degrees 01' 50" East 34.76 feet to a 5/8" iron rod; thence North 89 degrees 55' 30" West 40.07 feet to a 5/8" iron rod, said point being the Southeast corner of Lot 1, Block 1, "CHIA PARK"; thence North 00 degrees 01' 15" East 420.00 feet, along the boundary of "CHIA PARK" to the point of beginning.

A parcel of land being portions of vacated Blocks 25 and 30; and vacated streets and portions of vacated streets of the BUENA VISTA ADDITION to Klamath Falls, Oregon as shown in detail on Filed Survey Number 2627, the metes and bounds described as follows:

(continued)

(Legal description continued)

Beginning at the Initial Point, a 2" x 36" galvanized iron pipe, said point being the Southeast corner of Lot 20, Block 1, "FIRST ADDITION TO CHIA PARK"; thence North 00 degrees 00' 57" West 40.13 feet to a 5/8" iron rod; thence South 89 degrees 55' 15" East 70.00 feet to a 5/8" iron rod; thence North 00 degrees 04' 45" East 100.00 feet to a 5/8" iron rod; thence North 89 degrees 55' 15" West 10.02 feet to a 5/8" iron rod; thence North 00 degrees 04' 45" East 60.00 feet to a 5/8" iron rod; thence 89 degrees 55' 15" East 64.63 feet to a 5/8" iron rod; thence North 00 degrees 04' 45" East 99.68 feet to a 5/8" iron rod; thence South 89 degrees 55' 30" East 85.04 feet to a 5/8" iron rod; thence South 00 degrees 03' 48" West 9.64 feet to a 5/8" iron rod; thence South 89 degrees 56' 02" East 330.15 feet to a 5/8" iron rod; thence South 00 degrees 04' 45" West 349.80 feet to a 3/4" iron pipe; thence North 89 degrees 58' 10" West 539.69 feet to a 5/8" iron rod; thence North 00 degrees 50" East 60.00 feet to a point of beginning.

Tax Account No: 3809 019DC 04801

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 23rd day
of July A.D., 19 90 at 10:40 o'clock A M., and duly recorded in Vol. 490,
of Deeds on Page 14560.

FEE \$43.00

EVELYN BIEHN

- County Clerk

By *Pauline M. Henderson*