

ON

22447

MTC #24615-DN

QUITCLAIM DEED

Vol. m90 Page 22488

KNOW ALL MEN BY THESE PRESENTS, That Robert T. Bond and William M. Bond

, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto Richard C. Tyler and Donna M. Tyler

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 LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE

THE INTENT OF THIS DEED IS TO TERMINATE THE EXISTING LEASE AGREEMENT, wherein Richard C. Tyler and Donna M. Tyler are the Lessor and Robert T. Bond and William M. Bond are the Lessee. This lease agreement was recorded May 14, 1990 in Volume M90, page 9121, Microfilm Records of Klamath County, Oregon.

(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 \$ 0.

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 ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 6th day of November, 1990; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person 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.

(If the signer of the above is a corporation, use the form of acknowledgment opposite and affix corporate seal.)

STATE OF OREGON,

County of Klamath

ss.

This instrument was acknowledged before me on

November 6, 1990, by

Robert T. Bond

William M. Bond

(SEAL) DANA M. NIELSEN
NOTARY PUBLIC OREGON
My Commission Expires 1/30/92

Notary Public for Oregon

STATE OF OREGON,

County of Klamath

ss.

This instrument was acknowledged before me on November 9

19 90 by Donna M. Tyler individually and as

xx attorney-in-fact on behalf of Richard C.

xx Tyler

Notary Public for Oregon

My commission expires:

DANA M. NIELSEN

NOTARY PUBLIC OREGON (SEAL)

My Commission Expires 1/30/92

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/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

SPACE RESERVED
FOR
RECORDER'S USE

After recording return to
Richard & Donna Tyler
P.O. Box 1666
Chester, CA 96020
NAME, ADDRESS, ZIP

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

NO Change

NAME, ADDRESS, ZIP

20 137 2 PH 2 18

MTC NO: 24615-DN

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the SE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin situated on the North right-of-way line of the County Road known as Airway Avenue, said point being North 30.00 feet and East 1420.40 feet from the S1/4 corner of said Section 13; thence North 210.00 feet to a 5/8" iron pin; thence West parallel with the North right-of-way line of said County Road, a distance of 290.40 feet to a 5/8" iron pin, said point located on the East line of a parcel of land described in a contract of sale from Burrell W. Short et ux, to Alton A. Short, et ux, dated March 9, 1948; thence North 00 degrees 57' 30" East along said East line a distance of 2578.05 feet (2680.0 feet by Deed record) to the Southwesterly right-of-way line of the U.S.B.R. Main Canal; thence South 36 degrees 29' 13" East (South 37 degrees 03' East by U.S.B.R. records) along the Southwesterly right-of-way of said canal, a distance of 631.95 feet; thence South 01 degrees 07' 45" West a distance of 2380.05 feet to a 5/8" iron pin on the North right-of-way line of said County Road, said point being 30.00 feet North of the South line of the SE1/4 of said Section 13; thence West, along the North right-of-way line of said County road, a distance of 84.43 feet to the point of beginning.

EXCEPTING THEREFROM that portion of said land conveyed to the United States of America for drain ditch purposes in Deed recorded November 7, 1932 in Volume 99, page 188, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion deeded to Klamath County for road purposes in Volume M75, page 8128, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

A tract of land situated in the Southeast quarter of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin situated on the North right-of-way line of the County Road known as Airway Drive, said point being North 30.0 feet and East 1504.83 feet from the South quarter corner of said Section 13; thence North 01 degree 07' 45" East a distance of 2349.05 feet to a 5/8" iron pin; thence continuing North 01 degrees 07' 45"

East 31.00 feet, more or less, to the Southwesterly right-of-way line of the U.S.R.S. Main Canal; thence South 36 degrees 29' 13" East along said Southwesterly right-of-way line a distance of 679.79 feet; thence South 01 degree 07' 45" West 30.00 feet to a 5/8" iron pin; thence continuing South 01 degrees 07' 45" West a distance of 1803.40 feet to a 5/8" iron pin on the North right-of-way line of said County Road, said point being 30.00 feet North of the South line of the SE1/4 of said Section 13; thence West along the North right-of-way line of said county road a distance of 414.96 feet to the point of beginning. The bearings are based on the South line of the Southeast quarter of said Section 13 being East and West.

EXCEPTING THEREFROM that portion of said land conveyed to the United States of America for drain ditch purposes in Deed recorded November 7, 1932 in Volume 99, page 188, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion deeded to Klamath County for road purposes in Volume M75, page 8128, Microfilm Records of Klamath County, Oregon.

PARCEL 3:

A parcel of land situated in the SE1/4 SE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the 5/8" iron pin marking the S1/4 corner of said Section 13; thence East along the South line of said Section 9 a distance of 1919.79 feet; thence North a distance of 30.00 feet to a 5/8" iron pin on the North right of way line of said County Road known as Airway Drive, said point being the true point of beginning of the description; thence North 01 degrees 07' 45" East a distance of 300.00 feet; thence East a distance of 150.00 feet; thence South 01 degrees 07' 45" West a distance of 300.00 feet to the North right of way line of Airway Drive; thence West along said line a distance of 150.00 feet to the true point of beginning of this description.

PARCEL 4:

A tract of land situated in the SE1/4 SE1/4 of Section 13, 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 the 5/8" iron pin marking the S1/4 corner of Section 13; thence East along the South line of said Section 13 a distance of 2069.79 feet; thence North a distance of 30.00 feet to a point on the North right of way line of the County Road known as Airway Drive, said point being the true point of beginning of this description; thence North 01 degrees 07' 45" East a distance of 300.00 feet to a point; thence West 150.00 feet to a point; thence North 01 degrees 07' 45" East, 296.94 feet to a 5/8" iron pin on the Northerly line of a drain ditch; thence South 70 degrees 02' 15" East a distance of 402.54 feet; thence North 88 degrees 45' 40" East along a fence line on the South line of said drain ditch a distance of 346.51 feet to a 5/8 inch iron pin on the Westerly right of way line of the Klamath Falls-Merrill State Highway; thence South 0 degrees 35' 40" West along said line a distance of 466.90 feet to a 5/8" iron pin on the North right of way line of Airway Drive; thence West along said line a distance of 581.70 feet to the true point of beginning.

EXCEPT from the above described parcels that portion conveyed to Klamath County, for Highway purposes, by Warranty Deed dated July 28, 1975, recorded October 1, 1975 in Volume M75, page 11915, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3909 01300 01000
 3909 01300 01100
 3909 01300 00600
 3909 01300 00700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day
 of Nov. A.D., 19 90 at 2:18 o'clock P M., and duly recorded in Vol. M90,
 of Deeds on Page 22488.

FEE \$43.00

Evelyn Biehn County Clerk

By A. B. Biehn