

23066

QUITCLAIM DEED

EMIL DEAN WELLS AND GERALDINE C. WELLS,

KNOW ALL MEN BY THESE PRESENTS, That HUSBAND AND WIFE

hereinafter called grantor, WELLS FARMS, INC.,

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto AN OREGON CORPORATION 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

The intent of this instrument is to correct the legal description of that certain instrument recorded March 16, 1978 in Volume m78 at Page 5068, Microfilm Records of Klamath County, which contained scrivners errors.

(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 \$ to clear title.* 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, } ss.
County of Klamath

This instrument was acknowledged before me on November 6, 1990, by

Emil DEan Wells and Geraldine C. Wells

Kristin K. Reed
Notary Public for Oregon

(SEAL) My commission expires: 11/16/91

STATE OF OREGON, } ss.
County of

This instrument was acknowledged before me on 19, by

of

Notary Public for Oregon (SEAL)

My commission expires:

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/tile/instrument/microfilm No. Record of Deeds of said county. Witness my hand and seal of County-affixed.

SPACE RESERVED FOR RECORDER'S USE

After recording return to:
WELLS FARMS INC.,
22700 Schaupp Road
KLAMATH FALLS, Oregon 97603
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
same as above
NAME, ADDRESS, ZIP

By NAME TITLE Deputy

LEGAL DESCRIPTION

23620

PARCEL 1:

A parcel of land situate in Lots 12, 13 and the SE1/4 SE1/4 of Section 35, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of said Section 35 which bears North 89 degrees 53' West a distance of 803.4 feet from the Southeast corner of said Section 35; thence continuing along said South line North 89 degrees 53' West a distance of 2180.6 feet to the Southwest corner of tract described in Deed from Rockne Lane Fiegi to Ben F. Smith, Inc., dated October 25, 1974, recorded November 4, 1974 in Volume M74, page 14245, Microfilm Records of Klamath County, Oregon; thence North 01 degrees 07' East along the West line and West line extended of last mentioned tract a distance of 753.1 feet to the center of Lost River; thence Northeasterly along the centerline of Lost River a distance of 1125 feet, more or less, to the most Northerly point of tract described as Parcel 1 in Deed from Millet Ranch to Ben F. Smith, Inc., dated June 27, 1972, recorded July 7, 1972 in Volume M72, page 7365, Microfilm Records of Klamath County, Oregon; thence South 59 degrees 19' East a distance of 953.0 feet to a point; thence South 33 degrees 29' East a distance of 869.0 feet, more or less, to the point of beginning. LESS portion contained in the Right of Way of South Poe Valley Road.

PARCEL 2:

In Section 2, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, Lots 1, 2, 3, 6, 7 and 10; N1/2 of Lot 11; those portions of Lots 4, 5, and 12 described as follows:

Beginning at a point on the North line of Lot 4, said Section 2, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, which bears West along the North line of said Section 2 a distance of 2356.4 feet from the Northeast corner of Lot 3 in said Section 2, said point being the Northwest corner of tract described in Deed from Melvin D. Fiegi, et ux, to Ben F. Smith, Inc., dated March 29, 1973, recorded March 30, 1973 in Volume M73, page 3700, Microfilm Records of Klamath County, Oregon; thence South 407 feet; thence West 50.0 feet; thence South 618.0 feet; thence East 537.0 feet; thence Southeasterly in a straight line 1008.0 feet, more or less, to the most Westerly point of tract described as Parcel 3 in Deed from Millet Ranch to Ben F. Smith, Inc., dated June 27, 1972 recorded July 7, 1972 in Volume M72, page 7365, Microfilm Records of Klamath County, Oregon; thence South 01 degrees 40' East a distance of 824.2 feet to a point; thence North 88 degrees 45' East to the West line of Lot 11, said Section 2; thence North along the West line of Lot 11, 6 and 3 to the North line of Section 2 and the Northeast corner of Lot 4; thence West along the North line of said Lot 4 to the point of beginning. LESS portion contained in the Right of Way of South Poe Valley Road.

TOGETHER WITH that portion of the West 30 feet of Lot 10 described in Deed Volume 129, page 148, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day of Nov. A.D., 19 90 at 3:00 o'clock PM., and duly recorded in Vol. M90, of Deeds on Page 23619.

FEE \$33.00

Evelyn Biehn, County Clerk

By Quinn Mullendare