

24005

QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS, That James Douglas Murdoch & Mary Anice Murdoch, husband & wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto The James D. Murdoch & Mary A. Murdoch Family Trust under instrument dated September 28, 1990 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:

A parcel of land situated in Lot 2, Sec. 35, Twp. 40 S., Range 10E., W.M., containing 5.14 acres, more or less; more particularly described as follows: Beginning at a 5/8" iron rod on the Southwesterly right-of-way boundary of the Great Northern Railroad from which the Section corner common to Sections 34, 35, 2 and 3 bears S. 40 deg. 30' W. 1685.35 feet; thence S. 89 deg. 22'54" W. 731.17 feet to a 5/8" iron rod on which the high left bank of Lost River; thence continuing along said bearing 60 feet, more or less, to the water' edge of Lost River; thence upstream along the left bank of Lost River to a point from which a 5/8" iron rod on the high left bank of Lost River bears N. 53 deg. 49' E. 60 feet, more or less; thence N. 53 deg. 49' E. 60 feet, more or less, to said 5/8" iron rod; thence N. 53 deg. 49' E. 661.81 feet to a 5/8" iron rod on the Southwesterly right-of-way boundary of the Great Northern Railroad; thence South 28 deg. 43'04" E. 551.45 feet along the Southwesterly right-of-way boundary of the Great Northern Railroad, to the place of beginning; SUBJECT TO: (1) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; (2) Rights of the public in and to any portion of said premises lying within the limits of roads and highways; (3) Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Lost River and the ownership of the State of Oregon in that portion lying below the high water thereof; and (4) the 1973-74 taxes.

Subject to easements of record and those apparent on the land.
(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 \$ N/A.
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, 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 20th day of December, 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 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.

James D Murdoch
JAMES DOUGLAS MURDOCH

Mary Anice Murdoch
MARY ANICE MURDOCH

STATE OF OREGON,
County of Klamath } ss.

STATE OF OREGON, County of _____ } ss.

Personally appeared the above named James Douglas Murdoch & Mary Anice Murdoch

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 _____

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

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:
Shirley F. Hamel
Notary Public for Oregon
My commission expires: _____

Notary Public for Oregon (SEAL)
My commission expires: _____
(If executed by a corporation, affix corporate seal)

James D. & Mary A. Murdoch

GRANTOR'S NAME AND ADDRESS
Murdoch Family Trust

GRANTEE'S NAME AND ADDRESS
After recording return to:
Aspell, Della-Rose & Richard
122 South 5th
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 20th day of Dec., 1990, at 4:22 o'clock P.M., and recorded in book/reel/volume No. M90 on page 25285 or as document/fee/file/instrument/microfilm No. 24005, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Pauline Muilender Deputy

Fee \$28.00