

NE
26306

QUITCLAIM DEED

Vol. 99 Page 3471

KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE METZKER and SUSAN METZKER,
 husband and wife
 for the consideration hereinafter stated, does hereby remise, release and quitclaim unto
ALLEN CARTER and MARGUERITE J. CARTER, husband and wife
 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 LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
 REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

THE PURPOSE OF THIS QUITCLAIM DEED IS TO RELINQUISH ANY AND ALL INTEREST
 IN AND TO THE REAL PROPERTY LEGALLY DESCRIBED HEREINABOVE BY VIRTUE OF
 THAT CERTAIN LEASE, INCLUDING THE TERMS AND PROVISIONS THEREOF,
 FROM ALLEN CARTER AND MARGUERITE J. CARTER, husband and wife, TO
 LAWRENCE METZKER AND SUSAN METZKER, husband and wife, DATED MARCH 31,
 1988 and recorded April 12, 1988 in Book M-88, page 5486, Klamath County
 official records. Said Lease is null and void and of no further force
 or effect.

(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 only
 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 ①, 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 17th day of January, 1991;
 if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly au-
 thorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
 SCRIBED 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.

STATE OF OREGON, County of Benton) ss.

This instrument was acknowledged before me on Jan. 30, 1991,
 by Lawrence Metzker and Susan Metzker

This instrument was acknowledged before me on Jan. 30, 1991,
 by Bonnie Harper
 as Notary Public
 of Oregon



OFFICIAL SEAL
 BONNIE J. HARPER
 NOTARY PUBLIC—OREGON
 COMMISSION NO. C00768
 MY COMMISSION EXPIRES JULY 30, 1994

Bonnie J. Harper
 My commission expires 7-30-94 Notary Public for Oregon

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr & Mrs Allen B. Carter
PO Box 107
Merrell, OR 97633

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instru-
 ment 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

those certain premises or storeroom formerly occupied by Hodges Grocery and a restaurant in a building known as the Hodges Building being a parcel of land extending along the south side of East Front Street, Merrill, Oregon. Beginning at a point which is 40 feet South and 277 feet East of the corner common to Sections 1,2,11 and 12, Township 41 South, Range 10 East, W.M., such point being the true point of beginning, thence East along the South line of Front Street in the City of Merrill a distance of 155 feet, thence South to the North bank of Lost River, thence Southwesterly along said river to a point lying South of the true point of beginning, thence North to the true point of beginning. With the building thereon, to be used and occupied by the Lessee for the purpose of carrying on and conducting a grocery store and meat market, together with customer parking. Said land being subject to easements of the City of Merrill and Pacific Power and Light Co.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 26th day
of Feb. A.D., 19 91 at 11:07 o'clock A.M., and duly recorded in Vol. M91,
of Deeds on Page 3471.

FEE \$33.00

Evelyn Biehn . County Clerk

By Pauline Mulendore