

WESTERN BANK, TRUSTEE, under the Testamentary Trust of
Leona A. Baker, deceased, Grantor, releases and quitclaims
to 1st AMERICAN MANAGEMENT COMPANY, an Oregon corporation,
Grantee, all right, title and interest in and to the following
described real property situated in Klamath County, Oregon,
to-wit:

PARCEL 1:

A parcel of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section
1, Township 39 South, Range 9 E.W.M., more particularly
described as follows:

Beginning at an iron pin which lies North 0°51' West
along the 40 line a distance of 542.3 feet and North
89°09' East a distance of 30 feet from the iron axle
which marks the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of
Section 1, Township 39 South, Range 9 East of the
Willamette Meridian, and running thence: Continuing
North 89°09' East a distance of 257.2 feet to an iron
pin; thence North 20°18' West a distance of 164.5 feet
to an iron pin; thence North 45°09' East a distance of
221.6 feet to an iron pin which lies on the
Southwesterly right of way line of the Klamath Falls-
Lakeview Highway, 40 feet at right angles from its
center; thence in a Northwesterly direction following
the arc of a 3°11' curve to the left along the
Southwesterly right of way line of the State Highway a
distance of 432.3 feet to an iron axle (the long chord
of this curve bears North 57°58 $\frac{1}{2}$ ' West a distance of
421.07') thence South 00°51' East along the Easterly
right of way line of Patterson Street a distance of
544.2 feet, more or less, to the point of beginning.

LESS a tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section
1, Township 39 South, Range 9 East of the Willamette
Meridian, more particularly described as follows:

Beginning at an iron pin on the East boundary of
Patterson Street; said point begin North 0°51' West a
distance of 660.0 feet and North 89°09' East a distance
of 30.0 feet from the iron axle at the Southwest corner
of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1; thence North 0°51' West
along the East boundary of Patterson Street a distance
of 120.0 feet to an iron pin; thence North 89°09' East
at right angles to Patterson Street; a distance of
181.5 feet to an iron pin; thence South 0°51' East
parallel with Patterson Street a distance of 120.0 feet
to an iron pin; thence South 89°09' West at right
angles to Patterson Street a distance of 181.5 feet,
more or less, to the point of beginning. EXCEPTING
THEREFROM that portion deeded to the State of Oregon by
Deeds recorded July 24, 1964 in Volume 354, Page 605,

and recorded September 10, 1971, in Volume M-71, Page 9658, Deed Records of Klamath County, Oregon

13279

PARCEL 2:

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the East boundary of Patterson Street, said point being North 0°51' West a distance of 660.0 feet and North 89°09' East a distance of 30.0 feet from the iron axle at the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1; thence North 0°51' West along the East boundary of Patterson Street a distance of 120.0 feet to an iron pin; thence North 89°09' East at right angles to Patterson Street, a distance of 181.5 feet to an iron pin; thence South 0°51' East parallel with Patterson Street a distance of 120.0 feet to an iron pin; thence South 89°09' West at right angles to Patterson Street a distance of 181.5 feet, more or less, to the point of beginning.

This instrument will not allow use of the property 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 use.

DATED this 30th day of January, 1989.

WESTERN BANK TRUSTEE under the
Testamentary Trust of Leona
A. Baker, deceased,

By: George F. Gage
George F. Gage
Trust Officer

STATE OF OREGON)

County of Coos) ss. January 30, 1989, 1989.

Personally appeared the above-named George F. Gage, who, being sworn stated that he/she is authorized to execute the foregoing instrument on behalf of Western Bank, Trustee under the Testamentary Trust of Leona A. Baker, deceased.

Heber E. Farrell
Notary Public for Oregon
My Commission expires: 10/2/89

Return to
First American Management Co.
P.O. Box 1045
Eagle Point, OR 97524

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

BRANDNESS & BRANDNESS, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

2. QUITCLAIM DEED

Klamath County Title Co.
on this 9th day of July A.D. 19 91
at 2:40 o'clock P.M. and duly recorded
in Vol. M91 of Deeds Page 13278.
Evelyn Biehn . County Clerk
By Randee Mullins

Fee, \$33.00

Deputy.