

OA

33683

QUITCLAIM DEED

Vol 1991 Page 16932

KNOW ALL MEN BY THESE PRESENTS, That Harry J. Fredricks and Mildred Jane Fredricks, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto The Harry J. Fredricks and Mildred J. Fredricks Family Trust Agreement UID 3-12-91 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: Parcel 1: Lots 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30 of the Resubdivision of Block 23 of Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: A parcel of land situated in Block 24 of Eldorado Heights Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the iron pipe marking the Northeast corner of Block 24, Eldorado Heights Addition to the City of Klamath Falls; thence along the Southerly right of way line of Euclid Avenue, North 81 degrees 42' West, 116.70 feet; thence South 8 degrees 18' West, 70.84 feet; thence South 89 degrees 42' East, 125.41 feet to the West right of way of said Tiffany Street; thence along said right of way of said Tiffany Street, North 0 degrees 18' East 54.00 feet to the point of beginning.

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

(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 ①, 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 22 day of August, 1991; 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.

Harry J. Fredricks
Mildred J. Fredricks

STATE OF OREGON,

County of Klamath

22

August

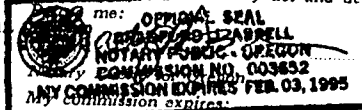
, 19 91.

Personally appeared the above named

Harry J. Fredricks & Mildred J. Fredricks

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

(OFFICIAL SEAL)



STATE OF OREGON, County of

19

) ss.

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 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:

(SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Harry J. & Mildred J. Fredricks
1919 Bensen Avenue
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Fredricks Family Trust Agreement
1919 Bensen Avenue
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Aspell, Della-Rose & Richard
122 South 5th Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Fredricks Family Trust
1919 Bensen Avenue
Klamath Falls, Oregon 97601

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 23rd day of August, 19 91, at 3:29 o'clock P.M., and recorded in book/reel/volume No. M91 on page 16932 or as document/tee/file/instrument/microfilm No. 33683. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Debra J. Mullins, Deputy

Fee \$28.00