

QUITCLAIM DEED

**41548**

KNOW ALL MEN BY THESE PRESENTS, That **THEODORE A. THOMAS**, hereinafter called grantor,

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto **THOMAS ASSOCIATES, INC.**, 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 LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN....

(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 **4th** day of **February**, 19 **92**;  
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.

**THEODORE A. THOMAS**

STATE OF **Oregon**, County of **Honolulu** ss.

This instrument was acknowledged before me on **18th** February, 19 **92**

by **THEODORE A. THOMAS**

This instrument was acknowledged before me on **18th** February, 19 **92**

by

as

of

**Lydia V. Dayrit**

Notary Public for Oregon

My commission expires **MAR 18 1995**

**THEODORE A. THOMAS**

GRANTOR'S NAME AND ADDRESS

**THOMAS ASSOCIATES, INC.**

GRANTEE'S NAME AND ADDRESS

After recording return to:

**ATC**

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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/file/instrument/microfilm No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

## EXHIBIT "A"

All that portion of real property situated in the NW 1/4 of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northwest corner Lot 5, Block 5, Tract No. 1083, CEDAR TRAILS, a subdivision recorded in the official records, Klamath County, Oregon, said corner being marked by a 1/2 inch diameter iron pin; thence along the line common to Lots 5 and 6, South 00 degrees 02' 50" East 210.74 feet to a 1/2 inch diameter iron pin, and the true point of beginning for the herein described property; thence continuing along the line common to Lots 5 and 6, South 00 degrees 02' 50" East 210.74 feet to a 1/2 inch diameter iron pin; thence North 89 degrees 44' 20" East 285.00 feet to a 1/2 inch diameter iron pin, sixty feet (60.00) Westerly of (measured at right angles) the West line of Lot 4; thence parallel with the West line of Lot 4, North 00 degrees 02' 50" West 210.80 feet to a 1/2 inch diameter iron pin sixty (60.00) feet Westerly of (measured at right angles) the West line of Lot 4; thence South 89 degrees 43' 35" West 285.00 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 27th day  
of Feb. A.D., 19 92 at 3:43 o'clock P. M., and duly recorded in Vol. M92  
of Deeds on Page 4076  
By Evelyn Biehn County Clerk  
Pauline Mulholland

FEE \$35.00