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47136

QUITCLAIM DEED

Vol. 92 Page 14772

KNOW ALL MEN BY THESE PRESENTS, That  
BOWERS EXCAVATING, INC.

, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby remise, release and quitclaim unto  
FARON BAILEY AND TERI BAILEY, 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 ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY  
THIS REFERENCE.

THE INTENT OF THIS QUITCLAIM DEED IS TO EXTINGUISH THAT CONTRACT FOR A  
LEASE WITH OPTION TO PURCHASE RECORDED IN THE DEED RECORDS OF THE KLAMATH  
COUNTY CLERK ON FEBRUARY 4, 1987 IN VOLUME M87 page 1856.

(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 \$

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 24th day of June, 1992,  
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.

BOWERS EXCAVATING, INC.

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on , 19.

by This instrument was acknowledged before me on June 24, 1992,

by Rebecca Lynn Claybaugh  
as John T. Bowers

of BOWERS EXCAVATING, INC.

Rebecca Lynn Claybaugh  
Notary Public for Oregon  
My commission expires 1-1-94

BOWERS EXCAVATING, INC.

GRANTOR'S NAME AND ADDRESS

FARON BAILEY & TERI BAILEY  
1231 Homedale Rd  
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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.

By Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

## LEGAL DESCRIPTION

## EXHIBIT "A"

An easement for ingress and egress over the South 30 feet of the following described property:

A parcel of land in Tract No. 71 FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North line of said Lot 71, said point being 457.6 feet, more or less, Easterly from the Northwest corner of said Lot 71; thence in a Southwesterly direction to a point on the South line of Lot 71, said point being 200 feet East of the Southwest corner of Lot 71; thence West 200 feet along the South line of Lot 71 to the Southwest corner of Lot 71; thence North along the West line of Lot 71 to the Northwest corner of Lot 71; thence East along the North line of Lot 71 to the point of beginning.

Said easement is for the benefit of the following described property:

The West 790 feet of Tract NO. 71 FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following described property:

Beginning at a point on the South line of said Lot 71, 525 feet Westerly of the Southeasterly corner of said Lot 71, said point being the Southwest corner of Deed Volume M-75 at page 12069; thence Northerly parallel to the East line of said Lot 71, 329 feet to the North line of said Lot 71; thence Westerly along said North line, 132.4 feet; thence Southerly parallel to the East line of said Lot 71, 329 feet to the South line of said Lot 71; thence Easterly 132.4 feet to the point of beginning.

ALSO LESS AND EXCEPT the following:

A parcel of land in Tract No. 71 FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North line of said Lot 71, said point being 457.6 feet, more or less, Easterly from the Northwest corner of said Lot 71; thence in a Southwesterly direction to a point on the South line of Lot 71, said point being 200 feet East of the Southwest corner of Lot 71; thence West 200 feet along the South line of Lot 71 to the Southwest corner of Lot 71; thence North along the West line of Lot 71 to the Northwest corner of Lot 71; thence East along the North line of Lot 71 to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain title co. the 7th day of July A.D. 19 92 at 2:52 o'clock P. M., and duly recorded in Vol. M92 of Deeds on Page 14772.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Biehn