

NE

55496

QUITCLAIM DEED

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MTZ 28749 KR

KNOW ALL MEN BY THESE PRESENTS, That JOHN ALAN AUSTIN

hereinafter called grantor,
for the consideration hereinafter stated, does hereby remise, release and quitclaim unto CARL ZIMMERMAN III,

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: A parcel of land situated in the South half of Section 13, Township 37 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron rod from which the Brass Cap Section Corner common to Sections 13, 18, 19 and 37, said Township and Range bears South 49 degrees 50' 12" East, 2347.98 feet; thence South 03 degrees 08' 03" West, 1086.90 feet to a 1/2 inch iron rod on the Northerly right of way line of the Algoma County Road; thence along the Northerly right of way line of the Algoma County road as follows: South 82 degrees 28' 41" West, 121.44 feet to a 1/2 inch iron rod; thence South 82 degrees 28' 41" west, 207.89 feet to a 1/2 inch iron rod; thence along the arc of a curve to the left 232.56 feet (central angle 11 degrees 19' 53", radius 1175.92 feet, chord bears South 76 degrees 48' 45" West, 232.18 feet) to a 1/2 inch iron rod; thence along the arc of a curve to the right 227.32 feet (central angle 39 degrees 41' 45", radius 328.10 feet, chord bears North 89 degrees 00' 20" West, 222.80 feet) to a 1/2 inch iron rod; thence North 69 degrees 09' 27" West, 662.86 feet to a 1/2 inch iron rod at the intersection with the Easterly right of way line of U.S. Highway 97; thence leaving said Northerly right of way line North 17 degrees 06' 39" East, 47.10 feet along the said Easterly right of way line to a 1/2 inch iron rod; thence continuing along said Easterly right of way line North 17 degrees 06' 39" East, 8 feet more or less, to the high water mark of Klamath Lake; thence leaving said Easterly right of way line in a Northeasterly direction along the high water mark of Klamath Lake to a point from which a 1/2 inch iron rod bears South 89 degrees 52' 06" East, 13 feet, more or less, thence leaving the high water mark South 89 degrees 52' 06" East, 13 feet, more or less, to a 1/2 inch iron rod; thence South 89 degrees 52' 06" East, 536.63 feet to a 1/2 inch iron rod; thence South 89 degrees 52' 06" East, 119.51 feet to the point of beginning; EXCEPTING THEREFROM that portion lying West of the high water line of the lake.

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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (The sentence between the symbols @, if not applicable, should be deleted. See ORS 92.030).

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 27 day of September, 19 91; 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.

JOHN ALAN AUSTIN

ARIZONA
STATE OF OREGON, County of Maricopa ss.

This instrument was acknowledged before me on November 29, 19 91.

by JOHN ALAN AUSTIN

This instrument was acknowledged before me on _____, 19____,

by _____
as _____
of _____

Deborah Mann Arizona
Notary Public for Oregon

My commission expires 9-30-94

John Alan Austin
4335 N. 106th Avenue
Phoenix, Arizona 85039
GRANTOR'S NAME AND ADDRESS

Carl Zimmerman, III
4680 Cannon Street
Klamath Falls, Oregon 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Cameron F. Wogan, Attorney at Law
439 Pine Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

No change Carl Zimmerman III
4680 Cannon Street
Klamath Falls, OR 97603
NAME/ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 22nd day of December, 1992, at 9:07 o'clock A.M., and recorded in book/reel/volume No. M92 on page 30363 or as document/fee/file/instrument/microfilm No. 55496.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Mullender Deputy