

193 FEB 18 AM 11 34

Vol 93 Page 3492

57694
QUITCLAIM DEED
KNOW ALL MEN BY THESE PRESENTS, That Farrell T. Cummings and Cheryl L. Cummings hereinafter called grantor,
for the consideration hereinafter stated, does hereby remise, release and quitclaim unto Michael D. Hargan and Joanne M. Hargan 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 way 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 grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 19,800

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 1st day of March, 1992;
if a corporate grantor, it has caused its name to be signed and its seal, if any, 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.

Farrell T. Cummings
Cheryl L. Cummings
Farrell T. Cummings
Cheryl L. Cummings

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on February 18, 1993,

by Farrell T. Cummings & Cheryl L. Cummings

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

by
as
of



Arlene T. Addington
Notary Public for Oregon
My commission expires 3-22-93

Farrell T. and Cheryl L. Cummings
8449 Hill Road
Klamath Falls, Oregon 97603

Grantor's Name and Address

Michael D. and Joanne M. Hargan
Crystal Spring Road
Klamath Falls, Oregon 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):
Farrell T. Cummings
8449 Hill Road
Klamath Falls, OR 97603

Until requested otherwise send all tax statements to (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 _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____, Deputy

SPACE RESERVED
FOR
RECORDER'S USE

354

EXHIBIT "A"

A Tract of land situated in the SE 1/4 of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of said Section 21, South 89 degrees 54' 41" East 1604.50 feet from the South quarter corner of said Section 21; thence North 01 degrees 29' 30" East 34.43 feet to the Southeast corner of Deed Volume 353 at Page 265, as recorded in the Klamath County Deed Records; thence continuing North 01 degrees 29' 30" East 535.28 feet to the Northeast corner of said Deed Volume; thence South 84 degrees 27' 30" West 366.00 feet to the Northwest corner of said Deed Volume; thence North 00 degrees 03' 30" East 1370 feet, more or less, to the Southerly bank of Lost River; thence Easterly along said Bank 1280 feet, more or less, to the Westerly boundary of River Ranch Estates, a duly recorded subdivision and the center line of a drain ditch; thence Southerly along said boundary and drain ditch 1830 feet, more or less, to the South line of said Section 21; thence North 89 degrees 54' 41" West 586.55 feet to the point of beginning.

EXCEPTING the Southerly 30.00 feet Deeded to Klamath County by Deed Volume 157 at Page 320, as recorded in the Klamath County Deed Records, with bearings based on a solar observation.

TOGETHER WITH a 60 foot easement whose Easterly line is described as follows:

Beginning at a point South 89 degrees 54' 41" East 1254.50 feet and North 00 degrees 03' 30" East 30.00 feet, from the South quarter corner of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said point being on the Northerly right-of-way line of the County Road; thence North 00 degrees 03' 30" East, along the Southerly extension of the Westerly line of that tract of land described in said Book 353 at Page 265 and along said Westerly line and its Northerly extension 522.71 feet, as disclosed by Deed recorded May 23, 1978 in Book M 73 at Page 10833.

CODE 164 MAP 3910-2100 TL 1100



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 18th day
of Feb. A.D., 19 93 at 11:34 o'clock A M., and duly recorded in Vol. M93
of _____ Deeds _____ on Page 3492.

FEE \$35.00

Evelyn Biehn . County Clerk

By Daniel J. Miller