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58835

QUITCLAIM DEED

Vol 93 Page 5649



KNOW ALL MEN BY THESE PRESENTS, That Modesto A. Valencia

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto Elizondo Ayala & Olivia Ayala, Husband & Wife and Teodoro Valencia & Sara Valencia, Husband & 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 ATTACHED EXHIBIT "A"

(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 \$ transfer title

①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ②(The sentence between the symbols②, 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 19th day of March, 1993; 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.

Modesto A. Valencia

Modesto A. Valencia

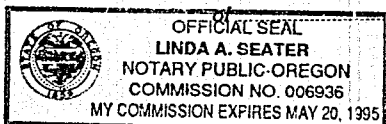
STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on March 19, 1993, by Modesto A. Valencia

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

by _____

as _____



My commission expires May 20, 1995
Notary Public for Oregon

Modesto A. Valencia
6765 Henley Road
Klamath Falls, OR 97603
Grantor's Name and Address
Elizondo & Olivia Ayala and
Teodoro & Sara Valencia
350 East Avenue
Livingston, CA 95334
Grantee's Name and Address

After recording return to (Name, Address, Zip):
Elizondo & Olivia Ayala
350 East Avenue
Livingston, CA 95334

Until requested otherwise send all tax statements to (Name, Address, Zip):
Elizondo & Olivia Ayala
350 East Avenue
Livingston, CA 95334

SPACE RESERVED
FOR
RECORDER'S USESTATE 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.

By _____, Deputy

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EXHIBIT "A"

A portion of Lots 6, 12, 15 and 2 of Section 20, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Southeasterly boundary line of the strip of land conveyed by Iva S. Lewis and husband, to California Northeastern Railway Company by deeds dated January 9, 1907, and October 23, 1908, and recorded respectively, in Volume 22 of Deeds, Page 199, and Volume 25 of Deeds, Page 356, Records of Klamath County, Oregon, with the South line of said Lot 2; thence East along the South line of Lots 2 and 15 and said line extended through Lots 12 and 6 to a point in said Lot 6 which is 412.6 feet West of the Southwest corner of Lot 7 of said Section 20; thence North 118.7 feet; thence North 43 degrees 54' 15" West 245.0 feet; thence North 46 degrees 05' 45" East 15.0 feet, to a point on the Southwesterly boundary line of the strip of land conveyed by R. K. Sutton and wife, and Ed Sutton and wife to the United States of America for the Lost River Diversion Channel by deed dated May 13, 1911, and recorded in Volume 34 of Deeds, Page 377, Records of Klamath County, Oregon, and which was also conveyed by P.M. Reidy and wife, and Arthur C. Lewis to the United States of America, for the same purpose by deed dated September 29, 1911, and recorded in Volume 35 of Deeds, Page 122, Records of Klamath County, Oregon, which point is North 43 degrees 54' 15" West 424.1 feet from the Southwest corner of said strip of land and which said Southwest corner is 277.6 feet West of the Southwest corner of Lot 7 of said Section 20; thence Northwesterly along the Southwesterly boundary line of said strip of land as particularly described in said deeds of May 13, 1911, and September 29, 1911, to its intersection with the said Southeasterly boundary line of said strip of land conveyed to California Northeastern Railway Company; thence Southwesterly along the Southeasterly boundary line to the point of beginning.

CODE 164 MAP 3909-2000 TL 400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Modesto Valencia the 19th day
of March A.D., 19 93 at 10:08 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 5649

Evelyn Biehn . County Clerk

FEE \$35.00

By Pauline M. Valencia