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Vol. m93 Page 11008

QUITCLAIM DEED

I, RUTH KAY PHIPPS, Grantor, hereby release and quitclaim to JUDSON PAUL PHIPPS and CHARLENE JACKSON, Grantees, the right, title and interest in and to the following described real properties situated in Klamath County, Oregon, as tenants in the common, to wit:

Exhibit "A" attached hereto and incorporated herein.

The true and actual consideration for the conveyance is \$0.00. However, the actual consideration consists of or includes value given or promised which is the whole part of the consideration.

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.

Until a change is requested, all tax statements are to be sent to the following address: Judson P. Phipps, 415 A Broadway, Jackson, CA 95642.

WITNESS Grantor's hands this 28th day of April, 1993.

Ruth Kay Phipps
RUTH KAY PHIPPS, Grantor

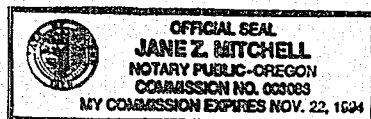
STATE OF OREGON)

County of Douglas)

ss.

Personally appeared the above named RUTH KAY PHIPPS, acknowledged the foregoing to be her voluntary act and deed.

SUBSCRIBED AND SWORN to before me:



Jane Z. Mitchell
Notary Public for Oregon

*Copy and returned
to Dawn Phipps PO Box 39
Midland Ore 97634*

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EXHIBIT "A"

A tract of land situated in Government Lot 2 (referred to as the N1/2 SW1/4 NE1/4 by Volume M78 Page 14501 of the Klamath County Deed Records) Section 1, T40S, RSEWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin with Tru-Line Surveying plastic cap on the Northeasterly right of way line of the Lower Klamath Lake Highway, from which the NE 1/16 corner of said Section 1 bears N 38 degrees 39' 30" W 663.77 feet and N89 degrees 56' 19" E 1232.15 feet; thence S38 degrees 39' 30" E, along said highway right of way, 180.69 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap marking the southwesterly corner of that tract of land described in said Volume M78 Page 14501; thence N 89 degrees 56' 19" E, along the South boundary of said tract, 310.00 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence N 56 degrees 57' 16" W 395.19 feet to a 5/8" iron pin with True-Line Surveying plastic cap; thence S 50 degrees 47' 37" W 118.23 feet to the point of beginning, containing 1.01 acres and with bearings based on Midland Hills Estates subdivision.

All of the NE1/4 NE1/4 of Section 1, Township 40 South, Range 8 east of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that parcel of land described as follows: Beginning at the Southwest corner of the NE1/4 NE1/4 of Section 1, said point also being the Southeast corner of Lot 4, Block 3, MIDLAND HILLS ESTATES thence North 00 degrees 09' 00" West along the West line of said NE1/4 NE1/4, a distance of 360 feet to the North boundary line of Leach Drive; thence East parallel with the South line of the said NE1/4 NE1/4, a distance of 610 feet; thence South parallel with the West line of the said NE1/4 NE1/4, a distance of 260 feet to the South line of the NE1/4 NE1/4; thence West along the said South line, a distance of 610 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 17th day
of _____ May _____ A.D., 19 93 at 11:21 o'clock _____ A.M., and duly recorded in Vol. _____ M93
of _____ Deeds _____ on Page 11008

Evelyn Biehn - County Clerk

By *Pauline Nielsen*

FEE \$35.00