

825558

06-10-94 A10:19 RCVD

QUITCLAIM DEED

Vol. M94 Page 18241



KNOW ALL MEN BY THESE PRESENTS, That DENNIS L. MINDEN

hereinafter called grantor,
JAMES W. MINDEN

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto

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:

A portion of Lots 3 and 4, Block 60, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of 11th Street 40 feet Northwest from the most Southerly corner of Lot 4, Block 60, Nichols Addition to the town of Linkville (now City of Klamath Falls,) Oregon; thence Northeasterly at right angles to 11th Street 130 feet; thence Northwesterly and parallel with 11th Street 40 feet; thence Southwesterly at right angles to 11th Street 130 feet to the Easterly line of 11th Street; thence 40 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 18 inches wide and 30 feet long conveyed to Lillian B. Schermerhorn (formerly Lillian B. Nye) by deed dated September 13, 1946, recorded September 16, 1946 in Book 195 at Page 395, Deed Records of Klamath County, Oregon, described as follows:

Beginning at a point on the line between Lots 2 and 3, Block 60 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, 40 feet Northwesterly along said line from the Westerly line of Lincoln Street; thence continuing Northwesterly along said line between said Lots 2 and 3, a distance of 18 inches; thence Southwesterly at right angles, to said lot line, a distance of 30 feet; thence Southeasterly parallel to said lot line, 18 inches; thence Northeasterly parallel with Lincoln Street 30 feet to the point of beginning.

(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 \$1.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 10 day of June, 1994; 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.

Dennis L. Minden

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

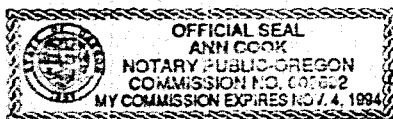
STATE OF OREGON, County of Klamath ss. June 10, 1994.

This instrument was acknowledged before me on June 10, 1994, by Dennis L. Minden

This instrument was acknowledged before me on June 10, 1994, by

as

of



Ann Cook

Notary Public for Oregon

My commission expires 11-04-94

Dennis L. Minden
1007 Applewood
Klamath Falls, OR 97603
<small>Grantor's Name and Address</small>
James W. Minden
1121 Lincoln
Klamath Falls, OR 97601
<small>Grantee's Name and Address</small>
James W. Minden
1121 Lincoln
Klamath Falls, OR 97601
<small>Use requested address and all the statements to (Name, Address, Zip):</small>
James W. Minden
1121 Lincoln
Klamath Falls, OR 97601

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 10th day of June, 1994, at 10:19 o'clock A.M., and recorded in book/reel/volume No. M94 on page 18241 and/or as fee/file/instrument/microfilm/reception No. 82558, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.

By *Deanne Miller* Deputy

Fee \$30.00

30.00