

89296

NA ATE #02042289

## QUITCLAIM DEED

Vol 94 Page 31345

KNOW ALL MEN BY THESE PRESENTS, That EMMA C. ACHLEITHNER

hereinafter called grantor,  
 JOHN P. MIKKELSEN and JANE E. MIKKELSEN, 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 MADE A PART  
 HEREOF AS THOUGH FULLY SET FORTH HEREIN . . . . .

The purpose of this Quitclaim Deed is to release Grantor's interest per Contract  
 recorded in Volume M80, Page 3258 with regard to Grantor's first right of refusal.

(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 \$-0-

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 3rd day of October, 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.

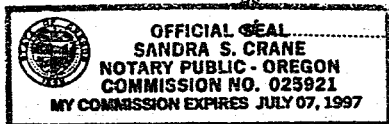
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS  
 INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.  
 BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE  
 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY  
 PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY  
 LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN  
 ORS 30.930.

Emma C. Achleithner  
 EMMA C. ACHLEITHNER

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on October 3, 1994,  
 by EMMA C. ACHLEITHNER

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
 by \_\_\_\_\_



Sandra S. Crane  
 Notary Public for Oregon  
 My commission expires July 7, 1997

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

John P. Mikkelsen & Jane E. Mikkelsen  
 7740 Skidmore Road  
 Sebastopol, CA 95472

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,  
 County of \_\_\_\_\_ } ss.

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/instru-  
 ment/microfilm/reception No. \_\_\_\_\_,  
 Record of Deeds of said County.

Witness my hand and seal of  
 County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy

## EXHIBIT "A"

A parcel of land situated in the SW 1/4 of the SE 1/4 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 5/8 inch iron rod on the Southerly right of way of the Algoma County Road from which the brass cap marking the Southeast corner of Section 37, Township 37 South, Range 8 East of the Willamette Meridian bears South 00 degrees 02' 14" West, 594.03 feet and South 89 degrees 52' 58" East, 2119.04 feet; thence South 00 degrees 02' 14" West, 223.01 feet to a 5/8 inch iron rod; thence South 80 degrees 30' 44" West 311.22 feet to a 5/8 inch iron rod; thence North 00 degrees 02' 14" East, 203.89 feet to a 5/8 inch iron rod on the Southerly right of way line of said Algoma County Road; thence North 71 degrees 13' 41" East, 42.20 feet along said Southerly right of way line to a point; thence along the arc of a 1115.25 foot radius curve to the right 220.71 feet to a point, (the long chord of which bears North 76 degrees 53' 04" East 220.36 feet); thence North 82 degrees 34' 03" East, 52.86 feet to the point of beginning.

TOGETHER WITH an easement 30.00 feet in width for ingress, egress and utilities in and over a strip of land, the centerline of which is described as follows:

Beginning at a point on the Westerly boundary of the first above described parcel from which the most Northwesterly corner thereof bears North 00 degrees 02' 14" East, 78.85 feet; thence South 80 degrees 57' 12" West, 122.55 feet; thence North 79 degrees 04' 37" West, 250.56 feet; thence North 72 degrees 25' 02" West 311.16 feet; thence North 43 degrees 43' 22" West 187.27 feet; thence North 45 degrees 39' 03" East 1.48 feet to the Southwesterly right of way line of the Algoma County Road. Basis of bearings: Recorded Survey No. 3076 as filed with the Klamath County Surveyor's Office.

CODE 183 MAP 3708-1300 TL 600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 6th day  
of Oct A.D. 19 94 at 3:24 o'clock P.M. and duly recorded in Vol. 94  
of Deeds on Page 31345  
By Evelyn Biehn County Clerk  
Douglas Mullenbore

FEE \$35.00