

53184

01-03-5P03:51 RCVD

STATE OF OREGON

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ss.

WHEN RECORDED MAIL TO:

Giacomini & Knieps  
Attorneys at Law  
706 Main Street  
Klamath Falls, Oregon 97601

(Don't use this  
space; reserved  
for recording  
label in coun-  
ties where  
used.)

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 \_\_\_\_\_ on page \_\_\_\_\_ or as  
filing fee number \_\_\_\_\_, Rec-  
ord of Deeds of said County.  
Witness my hand and seal of County  
affixed.

Title

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

MAIL TAX STATEMENTS TO:

OREM LAND COMPANY  
20000 Highway 50  
Merrill, Oregon 97633

## QUITCLAIM DEED

(Given to Clarify Title as Title in Partnership)

KNOW ALL MEN BY THESE PRESENTS, That HARRY L. OREM, JUNE D. OREM, GARY D. OREM, and JUNE D. OREM, as Trustee of Felicia's Trust, Tice's Trust, Bethanie's Trust, Heather's Trust and Marnie's Trust, hereinafter called Grantor, for the consideration hereinafter stated, does hereby remise, release, and quitclaim unto OREM LAND COMPANY, an Oregon General Partnership, hereinafter called Grantee, and unto Grantee's successors and assigns all of the Grantor's right, title, and interest in that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL I:

A parcel of land situated in Section 12, T. 41 S., R. 11 E.W.M., being more particularly described as follows:

Commencing at a 5/8 inch iron pin marking the Northwest corner of said Section 12; thence S. 00°01'03" E. along the West line of said Section 12, 3847.34 feet to a Brass Cap monument marking the Southwest corner of said Lot 12; thence N. 74°36'46" E. along the South line of said Lot 12, 41.48 feet to a fence marking the Easterly right of way line of Gaines Road, a county road; thence continuing N. 74°36'46" E. along said Lot South line, 1073.72 feet and the point of beginning for this description; thence N. 63°03'00" E., a distance of 605.40 feet, to a Brass Cap; thence N. 75°24'00" E. a distance of 233.97 feet to the United States Bureau of Reclamation right of way; thence S. 00°52'59" W. to a set 5/8" x 30" iron pin; thence West 786.52 feet to the point of beginning.

PARCEL II:

All that portion of the E½E½, Section 8, lying North and East of Lost River;

The following described portion of Lot 2 of Section 8: Beginning at the Northeast corner of Lot 2, Section 8; thence due South 11 chains; thence West 4.67 chains; thence due North 12.25 chains to the North boundary of said Lot 2; thence due East 4.50 chains to the place of beginning, being a part of said Lot 2;

The NW¼, W½SE¼ and all of that portion of the SW¼ of Section 9 lying Northerly and Easterly of Lost River;

All that portion of the W½NE¼ and of the NW¼ of Section 16 lying Northerly and Easterly of Lost River, EXCEPT the following described portion thereof: That part of Lot 2 and of Lot 9 of Section 16 lying South of "J" Canal and Easterly of the New State Highway;

Lot 13 of Section 16;

All of the above described property situated in T. 41 S., R. 11 E.W.M.

SAVING AND EXCEPTING from the above described property the following:

Right of way conveyed to the Modoc Northern Railway Company by deed recorded on Page 138 Vol. 30 of Deeds and by deed recorded on Page 528, Vol. 34 of Deeds, Records of Klamath County, Oregon.

Right of way conveyed to the Great Northern Railway Company by deed recorded on Page 627 and on Page 628, Vol. 84 of Deeds.

Right of way conveyed to Central Pacific Railway Company by Deed recorded on Page 322 Vol. 85 of Deeds.

Right of way conveyed to the United States of America for Lower Lost River Channel Improvement by deed recorded on Page 168, Vol. 261 of Deeds.

#### PARCEL III

In Section 17, T. 41 S., R. 11 EWM: Lot 5; the S½NE½NW½; the S½NE½NE½; the South 660 feet of Lot 5; Lot 1 EXCEPT the North 660 feet; the N½SW½NW½; the N½SW½NE½; the N½SE½NE½; the North 660 feet of Lot 2; and Lot 7 EXCEPT the south 660 feet;

In Section 16, T. 41 S., R. 11 EWM: The N½SW½NW½; all that portion of the S½NW½NW½ and of the South 660 feet of Lot 4, and of the North 660 feet of Lot 5 lying South and West of Lost River, EXCEPT 4.3 acres, more or less, heretofore conveyed to the U.S.A. by deed recorded January 6, 1923, Vol. 59, Page 447, Deed Records of Klamath County, Oregon;

TOGETHER WITH 245 shares of stock in the Van Brimmer Ditch Company, which represents water rights for the land and goes with the land.

#### PARCEL IV:

All that portion of the W½ of Section 7, T. 41 S., R. 11 EWM, lying Northerly of Lost River, EXCEPTING that portion thereof described as follows:

Commencing at the quarter section corner on the West boundary of said Section 7, running thence due East along the Southerly line of Lot 2 of said Section, a distance of 10 chains; thence due South 2 chains to the left or North bank of Lost River; thence following the meander line of said river upstream to its intersection with the West boundary line of said Section 7; and thence North on said boundary line to the place of beginning, AND ALSO EXCEPTING THEREFROM the following:

That portion of the S½NW½ of Section 7 conveyed to Central Pacific Railway Company by deed dated January 21, 1929, recorded February 15, 1929, in Deed Vol. 85 Page 302, Records of Klamath County, Oregon.

That portion of above described property conveyed to United States of America by deed dated April 26, 1933, recorded May 26, 1933, in Deed Vol. 101, Page 91, Records of Klamath County, Oregon.

That portion of the above described property conveyed to United States of America by deed dated September 13, 1938, recorded December 12, 1938, in Deed Vol. 119, Page 165, Records of Klamath County, Oregon.

#### PARCEL V:

The SE½SE½ and all that part of Lot 8 lying South of the U.S.R.S. Irrigation lateral known as the Robinson Lateral as now located and constructed, which lateral extends across said Lot 8 in an Easterly-Westerly direction, all in Section 9, R. 41 S., R. 11 EWM.

ALSO all that part of Lot 1 of Section 16, T. 42 S., R. 11 EWM., lying North of the U.S.R.S. "J" Canal as now located and constructed.

#### PARCEL VI:

All that portion of the S½N½SW½ and S½SW½ of Section 10 and all that portion of Lots 2 and 3 of Section 15 which lies West of the West line of the 9-E-2 Drain which runs North and South through the SE½SW½ of Section 10 and which lies West of the West line of said Drain extended North to the North line of the S½NE½SW½ and South to the South line of Lot 2 of Section 15, all lying in T. 41 S., R. 11 EWM.

SAVING AND EXCEPTING THEREFROM all that portion of Lots 2 and 3 of said Section 15 situate on the following described parcel:

Beginning at the Southwest corner of Lot 3, thence following the boundary line N. 84°45' E. 1811 feet; thence N. 76°30' E. 852 feet to the Southerly corner of Lot 2; thence West 2652 feet, more or less, to the West line of Lot 3 thence South to the point of beginning.

TOGETHER WITH an easement for ingress and egress to and from the above described property over the North 30 feet of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 10.

PARCEL VII:

The S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; S $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ ; South 660 feet of Lots 2 and 7, and all of Lots 3, 4, 8, 9, and 10 of Section 17, and S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$  and South 660 feet of Lot 5 in Section 16, all being in T. 41 S., R. 11 EWM., LESS portion Lot 5, Section 16, conveyed to United States of America by Deed Vol. 59, Page 447.

PARCEL VIII:

All that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  lying East of the 9-E-2 Drain in Section 10, EXCEPT THEREFROM the North 51 feet thereof and that portion of Lot 2, in Section 15, lying East of the 9-E-2 Drain and North of the North right of way line of the "J" Canal, all being in T. 41 S., R. 11 EWM.

PARCEL IX:

The S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 10, T. 41 S., R. 11 EWM., which lies Easterly of the Northerly extension of the East line of the 9-E-2-A Drain which runs North and South through the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 10.

To Have and to Hold the same unto the Grantee and Grantee's 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.

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 20 day of December, 1994.

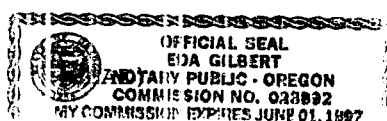
[Signature]  
Harry L. Orem  
[Signature]  
Gary D. Orem

[Signature]  
June D. Orem  
[Signature]  
June D. Orem, as Trustee  
for Felicia's Trust, Tice's  
Trust, Bethanie's Trust,  
Heather's Trust and Marnie's  
Trust.

STATE OF OREGON )  
COUNTY OF KLAMATH ) S.

On this 20th day of December, 1994, personally appeared HARRY L. OREM, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



[Signature]  
Notary Public for Oregon  
My Commission expires: 6-1-97

STATE OF OREGON )

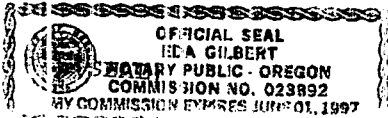
COUNTY OF KLAMATH )

SS.

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On this 20th day of December, 1994, personally appeared JUNE D. OREN, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



Eda Gilbert

Notary Public for Oregon

My Commission expires: 6-6-97

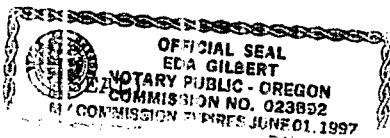
STATE OF OREGON )

COUNTY OF KLAMATH )

SS.

On this 20th day of December, 1994, personally appeared GARY D. OREN, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



Eda Gilbert

Notary Public for Oregon

My Commission expires: 6-6-97

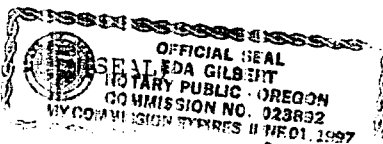
STATE OF OREGON )

COUNTY OF KLAMATH )

SS.

On this 20th day of December, 1994, personally appeared JUNE D. OREN, as Trustee of Felicia's Trust, Tice's Trust, Bethanie's Trust, Heather's Trust and Marnie's Trust and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the entity upon behalf of which she acted executed the instrument, executed the same.

Before me:



Eda Gilbert

Notary Public for Oregon

My Commission expires: 6-6-97

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Giacomini & Sieps the 3rd day of Jan A.D., 19 95 at 3:51 o'clock P.M., and duly recorded in Vol. M95 of Deeds on Page 123.

FEE \$45.00

Bernetha G. Letsch - County Clerk

By Candace M. Henderson

WITHDRAWN

MTG

1-4-95

Doc. #93185

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