

94277

01-31-95P03:29 RCV

QUITCLAIM DEED

Vol. 95 Page 2211

KNOW ALL MEN BY THESE PRESENTS, That FRED R. SCHWEITZER and
 RELA L. SCHWEITZER, husband and wife
 for the consideration hereinafter stated, does hereby remise, release and quitclaim unto AUBREY G. SPEARS
 and OLETTA SPEARS, 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-
 wise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

****SEE ATTACHED DESCRIPTION****

This quitclaim Deed is intended to release the
 grantors Vendees interest in Contract for Sale of Realty
 between Vendors and Sybil L. Robin, dated August 22, 1988.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,200.00.
 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 OREGON.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
 changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20th day of October, 1989,
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
 order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
 SCRIBED 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.

STATE OF OREGON,

County of Klamath

October 20, 1989

Personally appeared, the above named

Fred R. Schweitzer and
 Relia L. Schweitzer

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

(OFFICIAL
 SEAL)

Notary Public for Oregon

My commission expires: 9/1/92

STATE OF OREGON, County of

Personally appeared

and

who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
 president and that the latter is the
 secretary of

a corporation,
 and that the seal affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed in be-
 half of said corporation by authority of its board of directors; and each of
 them acknowledged said instrument to be its voluntary act and deed.

Before me:

(SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a notary public,
 affix corporate seal)

Fred R. & Relia L. Schweitzer

GRANTOR'S NAME AND ADDRESS

Aubrey G. & Oletta Spears

5621 Holiday Rd.

Klamath Falls, OR 97601

After recording return to:

Aubrey G. Spears & Oletta Spears

5621 Holiday Rd.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address.

Aubrey G. Spears & Oletta Spears

5621 Holiday Rd.

Klamath Falls, OR 97601

STATE OF OREGON,

County of

I certify that the within instru-
 ment was received for record on the
 day of 19

at o'clock M., and recorded
 in book/reel/volume No. on
 page of document fee file
 instrument/microfilm No.
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

NAME

TITLE

By

Deputy

35

BEGINNING at an iron pipe which is S 89° 08' W. 372.2 feet from the Northeast corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 13, Township 39 South, Range 8 E.W.M.; thence N. 40° 25' W. 179.5 feet to an iron pipe; thence S. 61° 58' W. 229.2 feet to an iron pipe; thence S. 25° 46' E. 190.0 feet to an iron pipe; thence N. 59° 00' E. 275.7 feet to the place of beginning, containing 1.06 acres, lying in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 13, Township 39 South, Range 8 E.W.M.

SAVING AND EXCEPTING the following described property: BEGINNING at an iron pipe which is South 89° ~~08'~~ 80' West 372.2 feet from the Northeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, Township 39 South, Range 8 E.W.M.; thence, N. 40° 25' W. a distance of 179.5 feet to an iron pipe; thence, S. 61° 58' W. 75 feet; thence Southeasterly to a point which is S. 59° 00' W. a distance of 110 feet from the place of beginning; thence North 59° 00' E. a distance of 110 feet to a point of beginning.

SUBJECT TO: Contracts and or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO: Rights of the public in and to any portions of the herein-described premises lying within the boundaries of roads or highways.

ALSO SUBJECT TO: The lien of any bonds issued and outstanding assessments water and irrigation rights, easements for roads, ditches and canals and regulations concerning the Plevna District Improvement Company's project.

ALSO SUBJECT TO: No means of ingress or egress to or from the hereinabove described property as disclosed by the Klamath County Assessor's map. However, SELLER represents that she has used the right-of-way to provide access to the hereinabove-described property from the public highway, openly, adversely and notoriously since 1944.

ALSO SUBJECT TO: Right of way for pole line conveyed to the California Oregon Power Company, a corporation, by deed recorded March 30, 1926, on page 383 of Volume 69 of Deed records of Klamath County, Oregon..

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal the 31st day
of Jan. A.D. 19 95 at 3:29 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 2211

Bernetha G. Letsch County Clerk

By Bernetha G. Letsch

FEE \$35.00