

N 94522

A7C # 01042726
QUITCLAIM DEED

Vol. m95 Page 2689

KNOW ALL MEN BY THESE PRESENTS, That GRACE L. FERGUSON, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto ELMER L. BIRK and MARGARITA E. BIRK,

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 BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

THE PURPOSE OF THIS QUITCLAIM DEED IS TO RELINQUISH ANY AND ALL INTEREST OF THE GRANTORS NAMED ABOVE IN AND TO THE REAL PROEPRTY DESCRIBED HEREIN BY VIRTUE OF RECORDED LIFE ESTATE.

(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 \$ To clear title

Ⓢ 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 27th day of JANUARY, 1995; 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.

STATE OF OREGON, County of Klamath, ss.

This instrument was acknowledged before me on February 1, 1995,

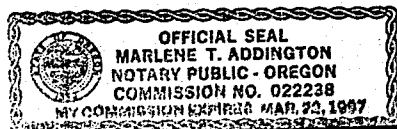
by Grace L. Ferguson, 1995,

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____,

of _____,



Marlene T. Addington
Notary Public for Oregon
My commission expires 3-22-97

Grantor's Name and Address
Grantee's Name and Address
After recording return to (Name, Address, Zip): <u>Mr. & Mrs. Elmer L. Birk</u> <u>15976 Cave Lane</u> <u>Dumfries, VA 22026</u>
Until requested otherwise send all tax statements to (Name, Address, Zip): <u>Mr. & Mrs. James C. Beasley</u> <u>1546 Pine Grove</u> <u>Klamath Falls, OR 97603</u>

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
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/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____, Deputy

EXHIBIT "A"

Commencing at a point 30 feet North from the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence North along the West line of the Southwest quarter of the Southwest quarter of Section 7, 343.60 feet to the Southwest corner of the lands deeded to Harvey Womack and wife by deed recorded Book 89 at Page 502, Deed Records of Klamath County, Oregon; thence East 165 feet, more or less, to a point 15 feet West of the center line of the Enterprise Irrigation District canals as now located and constructed; thence in a Southerly direction and paralleling the center line of said irrigation canal and following a line at all times 15 feet from the center line of said irrigation canal to a point 30 feet North of the South line of said Section 7; thence West to a point of beginning.

Beginning at a point from which the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, bears due South 373.6 feet distant; thence East 165 feet to the West bank of the Enterprise Irrigation Ditch; thence North 67 degrees 45' East 351 feet down a stream along the said irrigation ditch; thence South 54 degrees 30' East 184.8 feet; thence North 74 degrees 51' East 134 feet; thence North 26 degrees 30' East 513 feet; thence due West to the West boundary of said Section 7 and to the center line of the Dallas-California Highway; thence South along the West boundary of said Section 7, 537 feet to the place of beginning.

EXCEPTING THEREFROM those portions conveyed to Joe L. & Rosie Keller in Book M-73 at Page 2851 and Book M-76 at Page 20951 and that portion conveyed to Eternal Hills Memorial Gardens Inc. in Book M-72 at Page 8672.

CODE 32 MAP 3910-7CC TL 600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow
of February A.D., 19 95 at 3:24 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 2689
By Bernetha G. Letsch County Clerk
Annette Mueller

FEE \$35.00