

QUITCLAIM DEED

K-48162

Know all men by these presents, that George D. Sebastian, owner of the property listed below, for the consideration hereinafter stated, does remise, release and quitclaim unto Rebecca V. Sebastian, hereinafter called grantee, and unto grantees heirs, successors and assigns all the grantors right, title and interest in the 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:

2535 Eberlein, Klamath Falls, Oregon.

the following described real estate in KLAMATH County,

The Easterly 15 feet of lot 25 and the Westerly 40 feet of lot 26 in Block 302 of the Darrow Addition to the City of Klamath Falls according to the official plat on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Sewer and water use charges, if any, to the City of Klamath Falls. Conditions and restrictions, as contained in Deed from Klamath Korporation as conveyed to F.N. Frakes, recorded November 14, 1911, in Volume 35, page 237, Records of Klamath County, Oregon.

To have and to Hold the same unto the grantee and grantees heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee heirs, successors and assigns, that grantor is lawfully in fee simple of the the above granted premises, free from all encumbrances except as stated above, or those apparent upon the land, if any, as of the date of this deed.

The true and actual consideration for this transfer, stated in terms of dollars, is \$0.00 (gift).

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.

Witness hand and seal this Twenty-seventh day of June, 1995.
George D. Sebastian (Seal) _____ (Seal)
 _____ (Seal) _____ (Seal)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO)
) ss.
 COUNTY OF Bernalillo)

This instrument was acknowledged before me on June 27, 1995.
 OFFICIAL SEAL
George D. Sebastian
PAULA L. SCHNEIDER
 My Commission Expires 02/28/96
 My Commission Expires _____

Paula L. Schneider
 NOTARY PUBLIC
 ACKNOWLEDGEMENT FOR CORPORATION

FOR RECORDER'S USE ONLY

STATE OF OREGON. ss.
 County of Klamath

Filed for record at request of:

Klamath County Title Company
 on this 29th day of June, A.D., 1995
 at 3:09 o'clock P.M. and duly recorded
 in Vol. M95 of Deeds Page 17022 NT
Bernetha G. Letsch County Clerk
 By Annette Mueller Deputy.

Fee, \$10.00