

11470

95 JAN -4 AM 12:25

QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS, That John Bencich and Julie Bencich, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto Jim And Heather Rowden, hereinafter called grantee, and unto grantee's heirs, sucesors 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:

Parcel 2:

South 415 ft. of the East 1035 feet of lot 2, Block 10, Aka lot 2c, Block 10, Klamath Falls Forest Estates Sycaun Unit, according to the official plat thereof file in the office of the County clerk, Klamath County, Oregon (3313-2800-5800)

(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 \$ back taxes

⑥However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ⑦(The sentence between the symbols⑥, 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 4th day of October, 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 JAN. 3, 1996, by THE ABOVEThis instrument was acknowledged before me on JAN. 3, 1996, by Lorena Wellingtonas Notary Public for Oregon of 1-13-97STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 3th day of Jan, 1996, at 11:25 o'clock A. M., and recorded in book/reel/volume No. M96 on page 304 and/or as fee/file/instrument/microfilm/reception No. 11470 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk
NAME
By Dynette Harty, Deputy
TITLE

FEE: \$30.00/cc \$1.00

To Box 503 Bly Ore 97622

Grantor's Name and Address

John Bencich
To Box 503 Bly Oregon 97622

Grantee's Name and Address

Jim Rowden
To Box 503 Bly Ore 97622

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

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

SPACE RESERVED
FOR
RECORDER'S USE