

NA 11486

QUITCLAIM DEED

Page 1 of 329

KNOW ALL MEN BY THESE PRESENTS, That Wilma J. Edwards, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto James M. Edwards 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 Attached Exhibit "A"

(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 \$2500.00.  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 4th day of January, 1996; 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.

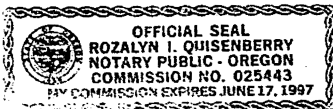
This instrument was acknowledged before me on January 4, 1996, by Wilma J. Edwards

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_,

as \_\_\_\_\_,

of \_\_\_\_\_,

My commission expires 6-17-97

STATE OF OREGON,

County of \_\_\_\_\_ ss.

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.

B

TITLE  
Deputy

Grantor's Name and Address

Grantee's Name and Address

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

Wilma J. Edwards  
331 Pacific Terrace  
Klamath Falls, OR 97601

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

James M. Edwards  
927 Addison Street  
Klamath Falls, OR 97602

SPACE RESERVED  
FOR  
RECORDER'S USE

JAN -4 P 3:09

PARCEL I

Beginning at a point on the southeasterly line of Lot 14, Block 76, Buena Vista Addition to Klamath Falls, Oregon, which is N. 55° 38' E., 143 feet from the most southerly corner of said lot; thence N. 35° 11' W., 66.45 feet; thence S. 47° 32' W., 11.6 feet; thence S. 45° 38' E., 1.79 feet; thence S. 41° 27' W., 29.85 feet; thence N. 66° 23' W., 19.63 feet, to a point on the line between Lots 13 and 14 of said Block 76, which is N. 48° 10' E., 98 feet from the common corner of said Lots 13 and 14 on the northeasterly line of Oregon Avenue; thence N. 43° 19' W., 38.6 feet; thence N. 45° 35' W., 30 feet, (the last two courses being chords of a curve parallel to Oregon Avenue), to a point on the line between Lots 12 and 13 of said Block 76, which is N. 43° 10' E., 98 feet from the common corner of said Lots 12 and 13 on the northeasterly line of Oregon Avenue; thence N. 43° 10' E., 44.6 feet, along the line between said Lots 12 and 13, to the common corner of said Lots on the southwesterly line of Lot 4 of said Block 76; thence S. 51° 42' E., 18.53 feet, along the line between said Lots 4 and 13, to the most southerly corner of said Lot 4; which point is, also, the most westerly corner of Lot 1 of said block; thence N. 43° 28' E., 34.93 feet, along the line between said Lots 1 and 4, to the most northerly corner of said Lot 1, which point is, also, the most westerly corner of Lot 2 of said block; thence S. 46° 32' E., 19 feet, along the line between said Lots 1 and 2; thence S. 4° 20' E., 28.5 feet; thence S. 33° 59' E., 78.1 feet; thence S. 34° 38' E., 18.8 feet, to a point on the southeasterly line of said Lot 14, which is N. 55° 38' E., 153.5 feet from the most southerly corner of said Lot 14; thence S. 55° 38' W., 10.5 feet, along the southeasterly line of said Lot 14, to the point of beginning; being a portion of Lots 1, 13 and 14, Block 76, Buena Vista Addition to the city of Klamath Falls, Oregon.

PARCEL II

Beginning at a point on the southeasterly line of Lot 14, Block 76, Buena Vista Addition to Klamath Falls, Oregon, which is N. 55° 38' E., 153.5 feet from the most southerly corner of said lot; thence N. 55° 38' E., 39.48 feet, along the southeasterly line of Lot 14 and 1 of said Block 76, to the most southeasterly corner of said Lot 1, which point is also the most southerly corner of Lot 2 of said block; thence N. 46° 32' W., along the line between said Lots 1 and 2, to a point which is 19 feet from the most northerly corner of said Lot 1; thence S. 4° 20' E., 28.5 feet; thence S. 33° 59' E., 78.1 feet; thence S. 34° 38' E., 18.8 feet to the point of beginning; being a portion of Lots 1 and 14, Block 76, Buena Vista Addition to Klamath Falls, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 4th day of Jan. A.D., 19 96 at 3:09 o'clock P. M., and duly recorded in Vol. M96 of Deeds on Page 329

FEE \$35.00

By Bernetha G. Leisch, County Clerk