

MTC 36493

After recording, mail to: Melvin D. Ferguson, Attorney at Law,  
635 Main Street, Klamath Falls, Oregon 97601

## QUITCLAIM DEED

David L. Baines, Grantor, releases and quitclaims to Teralee J. Baines, Grantee, the following described real property located in Klamath County, Oregon, to-wit:

Lots 30 and 31 in Block 3 of Riverview Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County

SUBJECT TO AND EXCEPTING RESERVATIONS, RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORD AND THOSE APPARENT UPON THE LAND.

There is no consideration for this conveyance. The conveyance is made to clear title to the property pursuant to a judgment rendered on October 22, 1987, In the Matter of Teralee J. Baines vs. David L. Baines, State of North Carolina in the General Court of Justice, County of Union, District Court Division 87CVD0897.

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 PERSONS 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.

Dated this 24<sup>TH</sup> day of JANUARY, 1996.

GRANTOR

David L. Baines

STATE OF North Carolina,  
County of Mecklenburg ss.

Personally appeared the above-named David L. Baines and acknowledged the foregoing instrument to be his voluntary act. Before me this 24th day of January, 1996.

Janette L. Bayley  
Notary Public for Mecklenburg County  
My Commission Expires: 8/4/97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 7th day of Feb A.D., 19 96 at 11:35 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 3590

FEE \$30.00

By Bernetha G. Letsch, County Clerk