

NL 13860

QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS, That Ronald E. Phair and Lorrayne Phair, hereinafter called grantor, husband and wife, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto Bobbie Lou Walker 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 \$ conforming deed

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 February 23 day of February, 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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on February 23, 1996 by Ronald E. Phair and Lorrayne Phair

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

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



*Pat Harris*

Notary Public for Oregon

My commission expires \_\_\_\_\_

Ronald E. and Lorrayne Phair  
4417 Meadows Drive  
Klamath Falls, OR 97603  
Grantor's Name and Address

Bobbie Lou Walker

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Bobbie Lou Walker  
2705 Watson St  
Klamath Falls, OR 97603

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

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

Lots 20, 21, 22, 25, 26 and 29 of PIEDMONT HEIGHTS, in Klamath County, Oregon, ALSO one-half of vacated Jones Street adjacent to Lots 20 and 21.

A portion of Lot 7 of Section 6, Township 39, S., R. 10 E.W.M., more particularly described as follows:

Beginning at a point where the North line of the canal of the Enterprise Irrigation District crosses the West line of Section 6, Township 39 S., R. 10 E.W.M., said point being 600 feet, more or less, North of the Southwest corner of said Section; thence North along said West line of Section 6 to the Northwest corner of Lot 7 thereof; thence Easterly along the North line of said Lot 7 a distance of 400 feet; thence South parallel to the West line of said lot and 400 feet distant therefrom to the said North line of said canal; thence Westerly along said North line of said canal to the point of beginning;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL PROPERTY, A PARCEL COMPRISING A PORTION OF LOT 20, 21, 22, 25 and all of Lot 26 and 29 AS FOLLOWS:

Beginning at an iron axle marking the initial point, said point being on the Northeast corner of Lot 29 of said Piedmont Heights and said point being South 0°27' East a distance of 987.5 feet from the East quarter corner of Section 1, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0°27' East along the East line of Piedmont Heights a distance of 343.4 feet to an iron pin on the Southwest corner of Skyline View Subdivision; thence West parallel with the South line of Lot 26 of Piedmont Heights a distance of 130 feet to an iron pin; thence South 0°27' East parallel with the East line of Piedmont Heights a distance of 475.0 feet; thence West parallel with the centerline of vacated Delaware Avenue a distance of 220.0 feet to an iron pin on the East line of Watson Street; Thence North 0°27' West along the East line of Watson Street a distance of 818.4 feet to an iron pin on the northwest corner of Lot 29 of Piedmont Heights; thence East along the North line of said Lot 29 a distance of 350.0 feet, more or less, to the point of beginning.

### Exhibit A

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ronald E Phair the 26th day of February A.D., 19 96 at 1:57 o'clock P M., and duly recorded in Vol. M96 of Deeds on Page 5133.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Cory Russell