

'96 APR 22 P3:43

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04-11-1996 12:42 523:883:9068

ASPEN TITLE &amp; ESCROW COMPANY, INC. P. 02

NA

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Stanley J. Crouch is ~~hereinafter called grantor,~~ hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto ~~EDNA T. DOW~~

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:

Lots 7, 8, 9 in Block 4 of WOODLAND PARK, together with an undivided 3/88th the interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described in the attached Exhibit "A" description.

SUBJECT, however, to the followings:

1. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Williamson River and the ownership of the State of Oregon in that portion lying below the high water mark thereof. (Affects the 3/88th interest in Parcels 1 and 2)
2. An easement 60 feet in width created by instrument, including the terms and provisions thereof, dated September 2, 1966, recorded October 21, 1966 in Book M-66 at Page 10198 in favor of Pacific Power and Light Company for electrical transmission. (Affects Government Lots 1 and 2 in Sec. 15, Twp 34 S., R 7 E.W.M.)
3. Restrictions, set back provisions and utility easements, as delineated on the recorded plat of Woodland Park, but omitting restrictions, if any, based on race, color, religion or national origin.

(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 \$1,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 53.030.)

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 11th day of April, 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 30.630.

STATE OF OREGON, County of ) ss.

This instrument was acknowledged before me on , 19

by

This instrument was acknowledged before me on , 19

by

as SEE ATTACHED SHEET

of

Notary Public for Oregon

My commission expires

STANLEY J. CROUCH  
2347 JULIETTE AVE  
SACRAMENTO, CA 95821

Grantor's Name and Address

DONNA T. DOW  
530 WINDONA DRIVE  
FAIRBORN OH 45324

Grantee's Name and Address

After recording return to (Name, Address, Zip)

DONNA T. DOW

SAME AS ABOVE

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

DONNA T. DOW

SAME AS ABOVE

STATE OF OREGON, } ss.  
County of

I certify that the within instrument was received for record on the day of , 19, at o'clock A.M., and recorded in book/roll/volume No. on page and/or as fee/title/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

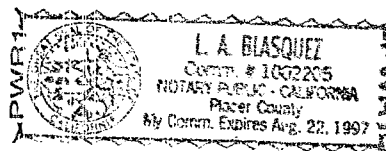
NAME TITLE  
By Deputy

SPACE RESERVED  
FOR  
RECORDED'S USE

State of California    }  
                              } ss.  
County of Sacramento   }

On APRIL 11, 1996, before me, L. A. Blasquez, a Notary Public, personally appeared STANLEY J. CROUCH, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

L. A. Blasquez  
Signature



11158

4757

## EXHIBIT A

The following described real property in Klamath County, Oregon:

Lots 7, 8, 9 in Block 4 of WOODLAND PARK, together with an undivided  $\frac{3}{88}$ th interest in the following described land; 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North  $89^{\circ} 42' 15''$  East 400 feet; thence South  $62.42$  feet; thence South  $46^{\circ} 57' 20''$  West 408.82 feet to the Northeastly bank of the Williamson River; thence following said river bank North  $37^{\circ} 53' 20''$  West 136.90 feet; thence North  $16^{\circ} 33'$  West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence North  $89^{\circ} 42' 15''$  East 400.0 feet along the North line of said Section 15; thence South  $62.42$  feet; thence South  $50^{\circ} 43' 50''$  East 453.16 feet; thence South  $76^{\circ} 17' 30''$  East 886.79 feet to the true point of beginning of this description; thence South  $35^{\circ} 56' 30''$  West 446.55 feet to a point on the Northeastly bank of the Williamson River; thence South  $45^{\circ} 32' 20''$  East 84.00 feet; thence North  $44^{\circ} 52' 10''$  East 411.58 feet; thence North  $34^{\circ} 25' 40''$  West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON; COUNTY OF KLAMATH;

Filed for record at request of TRANS-AMERICA TITLE INS. CO.  
this 22 day of MARCH

duly recorded in Vol. 11158 of INDEXES OF OREGON on Page 4755

FEE \$ 9.00

INDEXED

D. V. L.

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title  
of April A.D., 19 96 at 3:43 o'clock P. M., and duly recorded in Vol. M96  
of Deeds on Page 11156

FEE \$40.00

By Bernetha G. Letsch, County Clerk