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QUITCLAIM DEED

Vol. 1796 Page 12684

KNOW ALL MEN BY THESE PRESENTS, That Dora Annette Doddfor the consideration hereinafter stated, does hereby remise, release and quitclaim unto Mary E. Dexter, hereinafter called grantor,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 the attached "EXHIBIT A" for legal description which is by this reference hereby made a part hereof).

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of DeWitt Home Tracts, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

(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 \$ 10.00

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.)

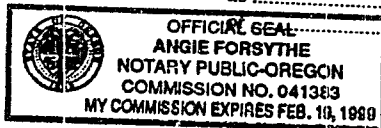
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this May day of May, 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 KlamathThis instrument was acknowledged before me on May 2, 1996, by Dora Annette DoddThis instrument was acknowledged before me on May 2, 1996, by Dora Annette Dodd

as



Angie Forsythe
Notary Public for Oregon
My commission expires 2/10/99

Dora Annette Dodd
2821 Bisbee Street
Klamath Falls Or. 97603

Grantor's Name and Address

Grantee's Name and Address

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

Mary E. Dexter5231 Balsam Dr.Klamath Falls Or. 97601-9504

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

Mary E. Dexter5231 Balsam Dr.Klamath Falls Or. 97601SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the May 2 day of May, 1996, at 5 o'clock P.M., and recorded in book/reel/volume No. 1796 on page 12684 and/or as fee/file/instrument/microfilm/reception No. 1796-12684, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME Angie Forsythe TITLE Notary Public
By Angie Forsythe, Deputy

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"Exhibit A"

The following described real property in Klamath County, Oregon:

A parcel of land being a portion of Lot 1 and Lot 4 of "DE WITT HOME TRACTS", more particularly described as follows:

Commencing at the Northeast corner of Lot 1 of said DeWitt Home Tracts; thence South $89^{\circ} 49' 00''$ West along the North line of said Lot 1, 229.31 feet to a $5/8$ inch iron pin marking the point of beginning for this description; thence South $00^{\circ} 04' 00''$ West parallel to the East line of said Lot 1, 145.00 feet to a $5/8$ inch iron pin; thence South $89^{\circ} 49' 00''$ West parallel to the North line of said Lot 1, 197.11 feet to a $5/8$ inch iron pin; thence parallel to the East line of said Lot 1 North $00^{\circ} 04' 00''$ East 145.00 feet to a $5/8$ inch iron pin on the North line of said Lot 4; thence North $89^{\circ} 49' 00''$ East along the North line of said Lot 4 and said Lot 1, 197.11 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mary E Dexter the 3rd day
of May A.D. 19 96 at 10:02 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 12684.

FEE \$35.00

By Bernetha G. Letsch, County Clerk