

NA

177773

QUITCLAIM DEED—STATUTORY FORM  
INDIVIDUAL GRANTORVol. m96 Page 13456

releases and quitclaims to Modesto Valencia, Grantor,  
 real property situated in \_\_\_\_\_, Grantee, all right, title and interest in and to the following described  
 County, Oregon, to-wit:

SEE <sup>H</sup> EXHIBIT A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

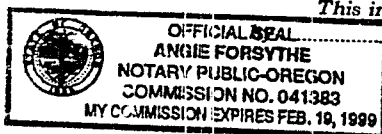
The true consideration for this conveyance is \$ 0 (Here comply with the requirements of ORS 93.030)

Dated this 5/10<sup>th</sup> day of May, 1996

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

This instrument was acknowledged before me on May 10, 1996



Angie Forsythe  
 Notary Public for Oregon  
 My commission expires 2/19/99

## QUITCLAIM DEED

Irma Valencia  
 GRANTOR  
Modesto Valencia  
 GRANTEE  
6765 Henley Rd. K. Falls, Or. 97603  
 GRANTEE'S ADDRESS, ZIP

After recording return to:

Modesto Valencia  
6765 Henley Rd.  
Klamath Falls, Or. 97603

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

Modesto Valencia  
6765 Henley Rd.  
Klamath Falls, Or. 97603  
 NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

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 \_\_\_\_\_ 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

40 00  
Cash

20110 13457

HTC NO. 24045-K

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1:

A tract of land situated in the NW1/4 NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North line of said Section 25, said point being North 89 degrees 30' East a distance of 470.0 feet from the North quarter corner of said Section 25; thence North 89 degrees 30' East along the North line of said Section 25 a distance of 134 feet; thence South 0 degree 27' East a distance of 361.0 feet; thence South 89 degrees 33' West a distance of 134.0 feet; thence North parallel to the East line thereof a distance of 361 feet, more or less, to the point of beginning.

Tax Account No. 3909 025AO 02200

## PARCEL 2:

A tract of land situate in the NW1/4 NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North line of said Section 25, said point being North 89 degrees 30' East a distance of 604.9 feet from the North quarter corner of said Section 25; thence continuing Northeasterly on the same line a distance of 170 feet; thence South 0 degree 27' East a distance of 710.8 feet; thence South 89 degrees 30' West a distance of 304 feet; thence North 0 degree 27' West a distance of 349.5 feet to the Southwest corner of Parcel 1; thence North 89 degrees 30' East a distance of 134.0 feet; thence North 0 degree 27' West a distance of 361 feet to the point of beginning.

Tax Account No. 3909 025AO 02100

## PARCEL 3:

A portion of the NW1/4 NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 89 degrees 30' East 215.5 feet and South 0 degree 27' East 710.3 feet from the North quarter corner of said Section and running thence South 0 degree 27' East 192 feet to the North line of the Great Northern Railway right-of-way; thence Southeasterly along said right-of-way a distance of 117.0 feet; thence North 89 degrees 30' East a distance of 281.2 feet; thence North 0 degree 27' West 276.3 feet; thence South 89 degrees 30' West a distance of 370 feet, more or less, to the point of beginning.

Tax Account No. 3909 025AO 02700

13458  
20111

PARCEL 4:

A tract of land situated in the NW1/4 NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North right-of-way line of the County Road, which point is South 89 degrees 33' West 1894.3 feet and North 0 degree 27' West 30 feet from the iron axle which marks the Southeast corner of the NE1/4 NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 0 degree 27' West 276.3 feet; thence South 89 degrees 33' West 454.9 feet; thence South 47 degrees 55' East 408.7 feet; thence North 89 degrees 33' East 153.7 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM the Easterly 153.7 feet thereof.  
Tax Account No. 3909 025AO 02800

TOGETHER WITH a right of way for roadway purposes 60 feet in width along the Westerly line of property described in deed 307, page 229, Deed Records of Klamath County, Oregon, from said County Road to a point 301.5 feet South from the North line of said property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of \_\_\_\_\_ Oct. \_\_\_\_\_ A.D. 19 90 at 2:45 o'clock \_\_\_\_\_ P.M., and duly recorded in Vol. \_\_\_\_\_ the 4th day  
of \_\_\_\_\_ Deeds on Page 20109  
FEE \$38.00  
Evelyn Biehn County Clerk  
By Pauline M. Williams

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Modesto Valencia the 10th  
of May A.D., 1996 at 2:54 o'clock \_\_\_\_\_ P.M., and duly recorded in Vol. M96  
of Deeds on Page 13456  
FEE \$40.00  
Bernetha G. Letsch, County Clerk  
By Cathy Russell