

NA

19160

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That JOANNE E. BUDDEN

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto

BRENT R. BUDDEN

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:

A TRACT OF LAND SITUATED IN THE NE 1/4 OF SECTION 15, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 1 OF MINOR LAND PARTITION 9-90

EXCEPTING THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE MOST WESTERLY CORNER OF LOT 3, BLOCK 1, TANGLEWOOD-TRACT 1225; THENCE ALONG THE BOUNDARY OF SAID TRACT 1225, ON A CURVE TO THE RIGHT (RADIUS POINT BEARS SOUTH 15 DEGREES 54' 45" WEST 175.0) FEET AND CENTRAL ANGLE EQUALS 38 DEGREES 51' 36") 118.69 FEET, ON A CURVE TO THE LEFT (RADIUS POINT BEARS NORTH 54 DEGREES 46' 22" EAST 20.00 FEET, CENTRAL ANGLE EQUALS 76 DEGREES 49' 54") 26.82 FEET, ON A CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 22 DEGREES 03' 32" EAST 225.00 FEET AND CENTRAL ANGLE EQUALS 14 DEGREES 47' 21") 58.08 FEET, SOUTH 53 DEGREES 09' 07" WEST 27.41 FEET, ON A CURVE TO THE LEFT (RADIUS POINT BEARS NORTH 36 DEGREES 50' 50" WEST 20.00 FEET AND CENTRAL ANGLE EQUALS 91 DEGREES 25' 19") 31.91 FEET, ON A CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 51 DEGREES 43' 48" WEST 125.00 FEET AND CENTRAL ANGLE EQUALS 49 DEGREES 19' 25") 107.61 FEET; THENCE NORTH 44 DEGREES 33' 10" EAST 60.91 FEET TO THE POINT OF BEGINNING WITH BEARINGS BASED ON SAID TRACT 1225.

39AC IN PLUM VALLEY

(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 \$ -0-

ⓐ 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 12th day of MAY, 19 95; 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

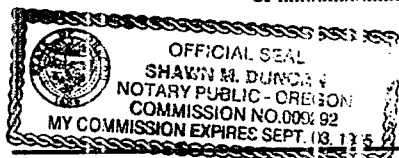
This instrument is acknowledged before me on May 12, 19 95, by JOANNE E. BUDDEN

This instrument is acknowledged before me on , 19 ,

by

as

of



JOANNE E. BUDDEN

947 B STREET

SPRINGFIELD OR 97477

(Grantor's Name and Address)

BRENT R. BUDDEN

1515 SOUTH SIXTH STREET

KLAMATH FALLS OR 97601

(Grantee's Name and Address)

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

BRENT R. BUDDEN

1515 SOUTH SIXTH STREET

KLAMATH FALLS OR 97601

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

BRENT R. BUDDEN

1515 SOUTH SIXTH STREET

KLAMATH FALLS OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00

STATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument was received for record on the 4th day of June, 19 96, at 11:27 o'clock AM, and recorded in book/reel/volume No. M96 on page 16266 and/or as fee/file/instrument/microfilm/reception No. 19160, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

By Shawn M. Duncan Deputy

TITLE