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QUITCLAIM DEED

KENNETH S. DUGAN

Vol. 196 Page 25675

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called grantor,
VIRGINIA DUGAN

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

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:

PARCEL #1:

BUENA VISTA-ADDITION, BLOCK 107, LOT 11, POR

PARCEL #2:

BUENA VISTA ADDITION, BLOCK 14, LOT 1 & 2 S2

PARCEL #3:

KLAMATH FALLS ORIGINAL, BLOCK 6, LOT 1 & 2 POR

PARCEL #4:

TWP 39, RANGE 9, BLOCK SEC 5, TRACT POR LT 3 POR NW4SE4
CODE 4-MAP 3909-5D TAX LOT 300

PARCEL #5: WILLIAMS, BLOCK 3, LOT 3 W2

RERECORDED TO CORRECT LEGAL.

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HERETO AS THOUGH FULLY SET FORTH HEREIN.....

(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.

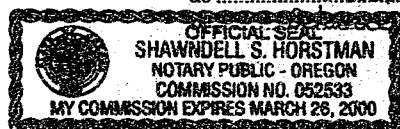
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.....

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 19th day of August, 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 August 19, 1996,
by KENNETH S. DUGANThis instrument was acknowledged before me on August 19, 1996,
by Kenneth S. Dugan
as owner

properties

Shawndell S. Horstman

Notary Public for Oregon

My commission expires 3/26/2000

Grantor's Name and Address	
Grantee's Name and Address	
After recording return to (Name, Address, Zip):	<u>Virginia Dugan</u> <u>522 Pacific Terrace</u> <u>Klamath Falls, Or. 97601</u>
Until requested otherwise send all tax statements to (Name, Address, Zip):	

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D 1
Fee \$30.00STATE OF OREGON,
County of Klamath } ss.I certify that the within instrument was received for record on the 20th day of August, 1996, at 11:17 o'clock A.M., and recorded in book/reel/volume No. M96 on page 25675 and/or as fee/file/instrument/microfilm/reception No. 23475, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County ClerkBy Shawndell S. Horstman Deputy

EXHIBIT "A"

PARCEL 1: Lot 11, Block 107, Buena Vista Addition to the City of Klamath Falls, Oregon. AKA

Beginning at the most Southerly corner of Lot 11, Block 107 BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON: thence in a Northwesterly direction along the boundary line of said Lot 11 and Gobi Street a distance of 125.37 feet; thence in a Northeasterly direction 38 feet to a point 112 feet in a Northwesterly direction from a point on the West boundary of California Avenue 42.8 feet from said most Southerly corner of said Lot 11, measured along the West boundary line of said California Avenue from said corner; thence in a Southeasterly direction 112 feet to said point on Said California Avenue 42.8 feet from said most Southerly corner of said Lot 11: thence along the West boundary of California Avenue 42.8 feet to place of beginning.

PARCEL 2: BUENA VISTA ADDITION, BLOCK 14, LOT 1 & 2 S2

PARCEL 3: BEGINNING AT THE POINT OF INTERSECTION OF THE LINE BETWEEN LOTS 1 AND 8 OF BLOCK 6 IN ORIGINAL TOWN OF LINKVILLE, NOW KLAMATH FALLS, OREGON, WITH THE WESTERLY LINE OF THIRD STREET, THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THIRD STREET 76 FEET AND 3 INCHES, THENCE SOUTHEASTERLY PARALLEL TO THIRD STREET 37 FEET, THENCE NORTHEASTERLY AT RIGHT ANGLES TO THIRD STREET 12 FEET, THENCE SOUTHEASTERLY PARALLEL TO THIRD STREET 8 FEET, THENCE NORTHEASTERLY AT RIGHT ANGLES TO THIRD STREET 64 FEET AND 3 INCHES TO THIRD STREET, THENCE NORTHWESTERLY 45 FEET TO POINT OF BEGINNING, BEING A PORTION OF LOTS 1 AND 2 OF SAID BLOCK 6.

ALSO KNOWN AS THE NORTHWESTERLY 45 FEET OF THE EASTERLY 64.25 FEET AND NORTHWESTERLY 37 FEET OF THE WESTERLY 2 FEET OF LOT 1 AND THE NORTHWESTERLY 37 FEET OF THE EASTERLY 10 FEET OF LOT 2 IN BLOCK 6 ORIGINAL ADDITION TO KLAMATH FALLS, KLAMATH COUNTY, OREGON.

PARCEL 4: A tract of land situated in the NW1/4SE1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 3/4 inch iron pipe marking the Northeast corner of Lot 9 in Block 4, RIVERVIEW SECOND ADDITION, said point being South 00 degrees 30'00" West 549.95 feet from the center quarter corner of said Section 5; thence South 89 degrees 30'00" East 70.00 feet to a 1/2 inch iron pin; thence South 00 degrees 30'00" West, parallel with the East line of the said Riverview Second Addition, 106.50 feet to a 1/2 inch iron pin; thence North 89 degrees 30'00" West 70.00 feet to a 1/2 inch iron pin marking the Southeast corner of said Lot 9; thence North 00 degrees 30'00" East 106.50 feet to the point of beginning.

PARCEL 5: WILLIAMS, BLOCK 3, LOT 3 W2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day of Sept. A.D. 19 96 at 11:18 o'clock AM., and duly recorded in Vol. M96 of Deeds on Page 29612.

FEE \$10.00 Re-Record

Bernetha G. Letsch
By Hattler Ross County Clerk