Vol. M97 Page 16824

38630

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That DURINDA J. RHODES, hereinafter called grantor, for the consideration hereinafter stated, does hereby release, release and quitclaim unto JEAN A. PLEUS 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 anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

EXHIBIT A - PARCEL 1
EXHIBIT A - PARCEL 2
EXHIBIT A - PARCEL 3
(SEE ATTACHED)

97 JUN -3 P2:29

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $EVEN EXCHANGE OF PROPERTY ①However, the actual consideration consists of or includes other property or value given or promised which is NOT WHOLE part of the consideration (indicate which). ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 2ND day of AUGUST, 19 96; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Durinda J. Rhodes
DURINDA J. RHODES

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of KLAMATH } ss.

AUGUST 2, 19 96

Personally appeared the above named DURINDA J. RHODES and acknowledged the foregoing instrument to be HER voluntary act and deed.

Before me:

(OFFICIAL SEAL)

DENISE D. SEXFORD
NOTARY PUBLIC - OREGON
COMMISSION NO. 051971
MY COMMISSION EXPIRES APR. 15, 2000

STATE OF OREGON, County of KLAMATH } ss.

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Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(SEAL)

Notary Public for Oregon
My commission expires:

DURINDA J. RHODES
3927 BISBEE STREET
KLAMATH FALLS, OR 97603
GRANTOR'S NAME AND ADDRESS

JEAN A. PLEUS
PO BOX 855
KENO, OR 97627
GRANTEE'S NAME AND ADDRESS

After recording, return to:
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
540 MAIN STREET; KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

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

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 document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

CE 40

Policy No. 08-501-107-0000253

NTC NO: 37693

BUYER.: RHODES/PLEUS

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 2

A tract of land situated in the SE1/4 of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin which is located North 24 degrees 22' 20" West a distance of 2137.93 feet from the Southeast corner of said Section 7; thence North 25 degrees 02' 00' West 416.00 feet to a 5/8" iron pin; thence South 63 degrees 58' 00" West 208.00 feet to a 5/8" iron pin; thence South 26 degrees 02' 00" East 416.00 feet to a 5/8" iron pin; thence North 63 degrees 58' 00" East 208.00 feet to the point of beginning, with the bearings based on recorded Survey No. 1356 as recorded in the office of the Klamath County Surveyor.

TOGETHER WITH a strip of land, thirty feet in width for road easement purposes, for ingress and egress to the above described tract of land, said easement being situated in the SE1/4 of Section 7 and the SW1/4 of Section 8, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said strip of land being 15 feet each side of, measured at right angles to the following described centerline:

Beginning at a point on the Southerly line of the above described tract of land, said point being situated North 24 degrees 22' 20" West a distance of 2137.93 feet and South 63 degrees 58' 00" West a distance of 125.02 feet from the Southeast corner of said Section 7; thence South 21 degrees 47' 30" East 154.15 feet; thence South 15 degrees 44' 40" East 69.19 feet; thence North 70 degrees 14' 50" East 87.13 feet; thence South 65 degrees 44' 20" East 111.68 feet; thence South 67 degrees 00' 30" East 358.12 feet; thence North 67 degrees 52' 30" East 122.99 feet; thence North 30 degrees 20' 50" East 109.81 feet; thence North 59 degrees 09' 30" East 285.17 feet, more or less to the centerline of the Keno-Worden County Road.

PARCEL 3

A tract of land situated in the SE1/4 of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the Southeast corner of that tract of land described in Deed Volume M71 at page 10862, as recorded in the Klamath County Deed Records, said point being North 24 degrees 22' 20" West 2137.93 feet from the Southeast corner of said Section 7; thence South 63 degrees 58' 00" West along the Southerly line of said Deed Volume, 208.00 feet to the Southwest corner thereof; thence South 12 degrees 39' 37" West 157.42 feet to the Northwest corner of that tract of land described in Deed Volume M69 at page 5656 of said Deed Records; thence North 74 degrees 15' 20" East, along the Northerly line of said Deed Volume M69 at page 5656, 157.77 feet to the Northeasterly corner thereof; thence North 18 degrees 59' 34" East 213.70 feet to the point of beginning, with bearings based on Survey No. 1356, as recorded in the office of the Klamath County Surveyor.

16926

Policy No: 38-3017-107-0000255-4

NTC NO: 37693

BUYER.: RHODES/PLEUS

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A tract of land situated in the NE1/4 of the SE1/4 of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin which is located North 28 degrees 36' 18" West 1987.99 feet from the Southeast corner of said Section 7; thence South 74 degrees 15' 20" West 157.77 feet to a 5/8" iron pin in an existing fence line; thence South 15 degrees 44' 40" East along said fence line 194.5 feet to a fence corner; thence leaving said fence line and continuing South 15 degrees 44' 40" East to the South line of the NE1/4 of the SE1/4 of said Section 7; thence Easterly along the South line of the NE1/4 of the SE1/4 of said Section 7 to a point that bears South 15 degrees 44' 40" East from the point of beginning; thence North 15 degrees 44' 40" West to the point of beginning.

TOGETHER WITH a strip of land 30 feet in width for road easement purposes, for ingress and egress to the above described tract of land, said easement being situated in the SE1/4 of Section 7, and the SW1/4 of Section 8, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said strip of land being 15 feet each side of, measured at right angles to the following described centerline:

Beginning at a point on the Easterly line of the above described tract of land, said point being situated North 28 degrees 36' 18" West 1987.99 feet and South 15 degrees 44' 40" East 70.42 feet from the Southeast corner of said Section 7; thence North 79 degrees 14' 50" East 102.17 feet; thence South 65 degrees 44' 20" East 111.88 feet; thence South 87 degrees 00' 30" East 338.12 feet; thence North 67 degrees 52' 30" East 122.99 feet; thence North 30 degrees 20' 50" East 109.81 feet; thence North 59 degrees 09' 30" East 285.17 feet, more or less, to the centerline of the Keno-Worden County Road.

EXCEPTING THEREFROM that portion within the county road right of way.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal the 3rd day of June A.D. 19 97 at 2:20 o'clock P. M., and duly recorded in Vol. M97 of Deeds on Page 16924.

Bernetha G. Leisgh, County Clerk

By Kathleen Hess

FEE $40.00