

NA

40282

MTC 1396-8377
QUITCLAIM DEED

Vol 1997 Page 20388

KNOW ALL MEN BY THESE PRESENTS, That

DON WATTS

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

JEANINE WATTS

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 ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

JUN 30 P 3:51

97

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 \$ 1.00

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 17 day of April, 1997; 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 Klamath, ss.

This instrument was acknowledged before me on April 17, 1997,

by DON WATTS

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____

Notary Public for Oregon

My commission expires _____

DON WATTS

11530 Spreague River Rd
Chiloquin, OR 97624
Grantor's Name and Address

JEANINE WATTS

11530 Spreague River Rd
Chiloquin, OR 97624
Grantee's Name and Address

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

JEANINE WATTS

11530 Spreague River Rd
Chiloquin, OR 97624

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

JEANINE WATTS

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 _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

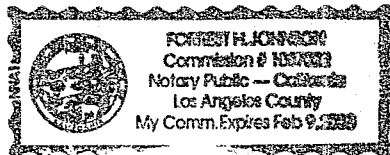
By _____, Deputy

SPACE RESERVED
FOR
RECORDER'S USE

JURAT

20389

State of California
County of Los Angeles } ss.



Subscribed and sworn to (or affirmed) before me

this 17 day of June, 1997, by
Date Month Year

(1) Don Walls
Name of Signer(s)

(2) _____
Name of Signer(s)

[Signature]
Signature of Notary Public

OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: April, 1997 Number of Pages: 2

Signer(s) Other Than Named Above: N/A



EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL 1

All that portion of the SW 1/4 of the SW 1/4 of Section 5, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM a portion more particularly described as follows:

Beginning at the corner common to Sections 5, 6, 7 and 8; thence running North 00 degrees, 02' 01" West 736.17 feet to the center of the Sprague River; thence along the center of said river, South 70 degrees 11' 27" East of 659.09 feet; thence North 67 degrees 05' 40" East 214.51 feet; thence North 27 degrees 55' 53" East 575.47 feet; thence North 14 degrees 42' 23" East 212.98 feet to the 1/16 section line; thence along said 1/16 line, South 89 degrees 36' 58" East 343.76 feet to the center of the Sprague River; thence along the center of said river, South 10 degrees 21' 27" East 1342.36 feet to the South line of Section 5; thence along said section line North 89 degrees 36' 00" West 1726.02 feet to the point of beginning, all in Klamath County, Oregon.

TOGETHER WITH a parcel of land located in the S 1/2 of the SW 1/4 of Section 5, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said parcel being that portion of an island in the Sprague River lying within the following described boundaries;

Beginning at a point on the North line of the S 1/2 of the SW 1/4 of Section 5, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which point a pipe with a 3 inch aluminum cap marking the South 1/16 corner common to Sections 5 and 6 bears North 89 degrees 36' 58" West 1141.68 feet; thence South 89 degrees 36' 58" East 343.76 feet along said North line of the South 1/2 of the SW 1/4; thence South 10 degrees 21' 27" East 130.00 feet; thence South 81 degrees 23' 30" West 422.66 feet; thence North 14 degrees 42' 23" East 200.00 feet to the point of beginning.

PARCEL 2

That portion of Section 6, Township 35 South, Range 9 East of the Willamette Meridian, lying South of Sprague River Road and East of Sprague River, Klamath County, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day
of June A.D., 19 97 at 3:51 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 20388.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kastan