

NA

44994

MTC 30748-P Vol. 1197
QUITCLAIM DEED

Page 29696

KNOW ALL MEN BY THESE PRESENTS, That Diane Vandenberg and Debra Thurberfor the consideration hereinafter stated, does hereby remise, release and quitclaim unto PARADISE HILL DEVELOPMENT, L.L.C.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:

All oil, gas, minerals, water, steam, coal or any other commercially valuable material or substances or energies in and under the following described land, together with the right of ingress and egress for mining, drilling, exploring, operating and developing said lands:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"
AND MADE A PART HEREOF.

THE INTENT OF THIS DEED IS TO EXTINGUISH ALL MINERAL RIGHTS AND THE RIGHT OF INGRESS AND EGRESS AS RESERVED IN DEEDS RECORDED IN VOLUME M74, page 6300 AND VOLUME M74, page 6307, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, PERTAINING TO THE HEREIN DESCRIBED PROPERTY ONLY.

97 SEP 10 P3:37

(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 \$ other than money

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 23 day of August, 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.

Diane Vandenberg
Diane VandenbergDebra Thurber
Debra ThurberOFFICIAL SEAL
DOROTHY M GALLOWAY
NOTARY PUBLIC - OREGON
COMMISSION NO. 036081
MY COMMISSION EXPIRES JULY 13, 1998STATE OF OREGON, County of LincolnThis instrument was acknowledged before me on Aug 23, 1997This instrument was acknowledged before me on Aug 23, 1997NOTARY PUBLIC-OREGON
COMMISSION NO. 063203
MY COMMISSION EXPIRES MAR. 26, 2001

Dorothy M Galloway
My commission expires July 13, 1998

Lee Ann C Pettit
Notary Public for Oregon
My commission expires March 26, 2001

Diane Vandenberg & Debra Thurber
32 NE 10th 335 Mt. View Blvd
Bend, OR 97701 Klamath Falls, OR
Grantor's Name and Address 97601

PARADISE HILL DEVELOPMENT, L.L.C.PO Box 223KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):
PARADISE HILL DEVELOPMENT, L.L.C.PO BOX 223KLAMATH FALLS, OR 97601

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

PARADISE HILL DEVELOPMENT, L.L.C.PO BOX 223KLAMATH FALLS, OR 97601SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of Lincoln } ss.

I certify that the within instrument was received for record on the 23 day of August, 1997, at 2 o'clock P.M., and recorded in book/reel/volume No. 23 on page 23 and/or as fee/title/instrument/microfilm/reception No. 23, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME Lee Ann C Pettit
By Lee Ann C Pettit, Deputy

EXHIBIT "A" **LEGAL DESCRIPTION**

PARCEL 1:

The NE1/4 SE1/4; SE1/4SW1/4; S1/2 SE1/4; and that portion of Government Lots 4 and 5 lying Southerly and Easterly of the County Road formerly the Dalles-California Highway of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

That portion of Government Lots 1 and 2 lying East of the State Highway as described in Deed Volume 138 page 81 of Section 1, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING THEREFROM any portion of Upper Lake Garden Tracts, as same is now platted that may lie in said Government Lot 2.

The W1/2 NW1/4 of Section 8, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The NE1/4 SW1/4 NW1/4; S1/2 SW1/4 NW1/4; N1/2 NW1/4 SW1/4; S1/2 SW1/4 NW1/4 SW1/4; SE1/4 NW1/4 SW1/4 and the SW1/4 SW1/4 all in Section 5, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The NE1/4; NW1/4; N1/2 SE1/4; SE1/4 SE1/4, NE1/4 SW1/4 and that portion of Government Lot 1 lying Northeasterly of the County Road, formerly the Dalles-California Highway of Section 6, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. SAVING AND EXCEPTING that portion conveyed to C.N. Hurtgen by deed executed on November 8, 1943, recorded December 20, 1943, Deed Volume 160 at page 527.

PARCEL 2:

A portion of Government Lot 2 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East-West center line 1,320.33 feet West of the quarter corner common to Sections 31 and 32, Township 37 South, Range 9 East of the Willamette Meridian, and running thence North 89 degrees 49' West along said center line a distance of 124.22 feet to a point; thence North 1 degree 10' East along the present fence a distance of 1,322.2 feet to a point; thence South 89 degrees 49' East a distance of 141.54 feet to a point; thence South 1 degree 55' West a distance of 1,322.6 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Amerititle _____ the _____ day
of _____ Sept. _____ A.D., 19 97 at 3:37 o'clock _____ P. M., and duly recorded in Vol. M97
of _____ Deeds _____ on Page 29696

FEE \$35.00

By _____ Bernetha G. Letsch, County Clerk
Kardun Rose