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Vol. 1198 Page 1159

STATE OF OREGON, } ss.
County of _____

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. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____

By _____, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

Grantor's Name and Address

Grantee's Name and Address

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

LEE A. VAN WINKLE
7350 Southside Bypass
Klamath Falls, OR 97603

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

LEE A. VAN WINKLE
7350 Southside Bypass
Klamath Falls, OR 97603

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that LEE A. VAN WINKLE

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto LEE A. VAN WINKLE AND ELIZABETH A. VAN WINKLE, husband and wife, 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 KLAMATH County, State of Oregon, described as follows, to-wit:

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

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ love and affection. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (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 13th day of JANUARY, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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.

Lee A. Van Winkle
LEE A. VAN WINKLE

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on JANUARY 13, 19 97,

by LEE A. VAN WINKLE

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

by _____
as _____
of _____

Notary Public for Oregon

My commission expires APRIL 10, 2000

PARCEL 1:

A tract of land situated in the NE 1/4 NE 1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is West 529.0 feet and South 0 degrees 19' West 30.0 feet from the iron axle marking the Northeast corner of Section 24; said beginning point being on the South boundary of Airway Drive; thence South 0 degrees 19' West 308.9 feet to a point on the Northerly boundary of the USRS Dixon Drain; thence following said Northerly boundary North 75 degrees 18' West 149.8 feet to an iron pin; thence North 0 degrees 19' East 270.9 feet to an iron pin on the South boundary of Airway Drive; thence East along said South boundary 145.1 feet to the point of beginning.

EXCEPTING THEREFROM that portion of the above described property included in a strip of land 50.00 feet in width, lying on the Southerly side of the centerline of the Southside Expressway, which centerline is described as follows:

Beginning at Engineer's center line Station 380+00, said station being 613.8 feet North and 1815.6 feet West of the Southeast corner of Section 13, Township 39 South, Range 9 East of the Willamette Meridian; thence South 54 degrees 05' 31" East 631.77 feet; thence on a 1311.97 foot radius curve left (the long chord of which bears South 72 degrees 22' 36.5 East) 837.38 feet; thence North 89 degrees 20' 18" East 519.28 feet to Engineer's center line station 399+88.43.

CODE 198 MAP 3909-24AO TL 200

PARCEL 2:

Parcel #2 of Land Partition 29-97, situated in the Town of Bonanza, in the W 1/2 NW 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 11 MAP 3911-10BC TL 200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 14th day
of January A.D., 19 98 at 11:23 o'clock A.M., and duly recorded in Vol. M98
of Deeds on Page 1159

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Kras