

NS

52098

JUANITA M. HALL

Grantor's Name and Address

JUANITA M. HALL

Grantee's Name and Address

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

JUANITA M. HALL

2760 N. Academy Suite 100

Colorado Springs, CO 80917

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

JUANITA M. HALL

2760 N. Academy Suite 100

Colorado Springs, CO 80917

SPACE RESERVED  
FOR  
RECORDER'S USE

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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. \_\_\_\_\_, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

MTC 43243-KA

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Juanita M. Maffioli also known as  
Juanita M. Seltzer, now known as Juanita M. Hall  
hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Juanita M. Hall  
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:

PLEASE SEE ATTACHED EXHIBIT "A"

(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 \$ 1.00. 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 21st day of January, 1998; 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 30.030.

Juanita M. Hall  
Juanita M. Hall



STATE OF OREGON, County of EL PASO ss.

This instrument was acknowledged before me on Jan. 21, 1998,

by Juanita M. Hall

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Deanna Chan  
Notary Public for Oregon  
My commission expires 9-16-2002

98 JAN 23 AM 1:07

# **EXHIBIT "A"** **LEGAL DESCRIPTION**

## **PARCEL 1:**

A parcel of land situate in Lots 1 and 2 in Block 5 of SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin bearing South 0 degrees 25' East a distance of 475 feet from the Northwest corner of Lot 1, Block 5, SECOND ADDITION TO ALTAMONT ACRES, and the true point of beginning of this description; thence South 0 degrees 25' East a distance of 75 feet; thence North 79 degrees 45' East 506.6 feet to a stake; thence South 88 degrees 52' East to the Easterly line of said Lot 2; thence North 0 degrees 12' West along said Easterly boundary of said Lot 2 a distance of 25.01 feet; thence North 88 degrees 52' West along a line parallel to the Northerly boundary line of said Block 5 to the point of beginning.

ALSO, that tract of land in Lot 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES, East of the U.S.R.S. Drain, which lies South of the tract described in Volume 115, page 107, Deed Records of Klamath County, Oregon, and North of the tract described in Volume 135, page 57, Deed Records of Klamath County, Oregon, said tract being a portion of Lot 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES, in Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within the USBR C-1 Drain Canal.

## **PARCEL 2:**

The land lying South of that tract described in Volume 115, page 107, Deed Records of Klamath County, Oregon, West of the U.S.R.S. Drain, and North of the following described line:

Beginning at an iron pin on the East right of way line of Bisbee Street, which lies South 0 degrees 25' East along the center line of Bisbee Street a distance of 570 feet and South 88 degrees 52' East a distance of 20 feet from the point on the North section line of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, where the center line of Bisbee Street intersects the said section line and running thence; South 88 degrees 52' East a distance of 310 feet more or less, the Northerly right of way line of the U.S.R.S. Drain, said tract being a portion of Lots 1 and 2 of Block 5, SECOND ADDITION TO ALTAMONT ACRES.

ALSO, that tract of land in Lot 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES, East of the U.S.R.S. Drain, which lies South of the tract described in Volume 115, page 107, Deed Records of Klamath County, Oregon, and North of the tract described in Volume 135, page 57, Deed Records of Klamath County, Oregon, said tract being a portion of Lot 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES in Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 23rd day  
of January A.D. 19 98 at 11:07 o'clock A.M. and duly recorded in Vol. M98  
of Deeds on Page 2215

By Bernetha G. Letsch, County Clerk  
Kathleen Ran

FEE \$35.00