

NS 60659 98 JUN 23 11:15 ATC# 982188

Robbin L. Fraley

1754 Riverside Dr.

Klamath Falls OR 97601

Grantor's Name and Address

Grantee's Name and Address

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

JAMES D. Fraley

20282 Kenn-warden Rd.

Klamath Falls OR 97603

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

SPACE RESERVED
FOR
RECORDER'S USE

Vol. 198 Page 21854

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/instru-
ment/microfilm/reception No. _____,
Records of said County.Witness my hand and seal of County
affixed.

NAME

TITLE

By _____, Deputy.

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Robbin L. Fraley

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

James D. Fraley
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
_____ County, State of Oregon, described as follows, to-wit:Attached
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 \$ 1500.00. 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 ☐ and ☒, 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 3rd day of June, 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 REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.

Robbin L. Fraley

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on June 3, 1998.

by Robbin L. Fraley

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

by _____

as _____

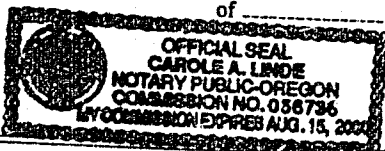
Carole A. Linde
Notary Public for Oregon
My commission expires 8/15/00

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in vacated Blocks 31, 39 and 40 of WORDEN, being in the SE1/4 SE1/4 of Section 33 and the SW1/4 SW1/4 of Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southwesterly right of way line of Gordon Street, from which the Northerly corner of Block 27 of WORDEN bears North 57 degrees 37' 23" West 507.00 feet; thence South 57 degrees 37' 23" East, along said Southwesterly right of way line, 182.97 feet to the center line of vacated First Street; thence South 32 degrees 21' 35" West 149.75 feet; thence South 57 degrees 36' 40" East 330.00 feet to the corner common to vacated Lots 18 and 19 of said Block 39; thence South 32 degrees 21' 32" West 309.23 feet to the Easterly corner of said Block 40; thence South 32 degrees 19' 33" West 430.00 feet to the intersection of the Northwesterly right of way line of the Keno-Worden Road and the centerline of vacated Zentner Street; thence North 57 degrees 40' 27" West 330.00 feet to the intersection of vacated Zentner Street and vacated First Street; thence North 32 degrees 19' 33" East 460.00 feet to the intersection of vacated First Street and vacated Chapman Street; thence North 57 degrees 40' 27" West, along the center line of vacated Chapman Street, 183.00 feet; thence North 32 degrees 21' 47" East 429.50 feet to the point of beginning, with bearings based and reference based on the survey of "Property Line Adjustment 15 95", Record of Survey No. 5771.

EXCEPTING THEREFROM: The alley in said Block 39, which has not been vacated.

PARCEL 2:

Vacated Lots 1-3 and 18-24 of Block 39, WORDEN TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No: 4008-034CC-01200-000	Key No: 626763
Account No: 4008-034CC-01000-000	Key No: 626790
Account No: 4008-034CC-00900	Key No: 818985
Account No: 4008-034CC-01100	Key No: 818994

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 23rd day of June A.D., 19 98 at 11:15 o'clock A M., and duly recorded in Vol. M98 of Deeds on Page 21854.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Roca