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27062

Mary E. Dexter  
5231 Balsam Dr.  
Klamath Falls, Or. 97601-9433  
Grantee's Name and Address  
Donald D. McCullough  
5243 Balsam Dr.  
Klamath Falls, Or. 97601-9433  
Grantee's Name and Address  
After recording, return to (Name, Address, Zip):  
Donald D. McCullough  
5243 Balsam Dr.  
Klamath Falls, Or. 97601-9433  
Until requested otherwise, send all tax statements to (Name, Address, Zip):  
Donald D. McCullough  
5243 Balsam Dr.  
Klamath Falls, Or. 97601-9433

SPACE RESERVED  
FOR  
RECORDER'S USE

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

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that \_\_\_\_\_ MARY E. DEXTER

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto \_\_\_\_\_ DONALD D. MCCULLOUGH

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 the attached "EXHIBIT A" For legal description which is by this reference hereby made a part hereof).

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of DeWitt Home Tracts, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

(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 \$ 25,000.00. 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 23 day of July, 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 30.930.

Mary E. Dexter

STATE OF OREGON, County of Klamath

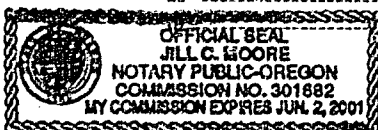
This instrument was acknowledged before me on July 23, 1998,

by Mary E. Dexter

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

by \_\_\_\_\_

as \_\_\_\_\_



Jill C. Moore

Notary Public for Oregon

My commission expires 6-2-2001

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"Exhibit A"

5231 Balsam Drive

The following described real property in Klamath County, Oregon:

A parcel of land being a portion of Lot 1 and Lot 4 of "DE WITT HOME TRACTS", more particularly described as follows:

Commencing at the Northeast corner of Lot 1 of said DeWitt Home Tracts; thence South 89° 49' 00" West along the North line of said Lot 1, 229.31 feet to a 5/8 inch iron pin marking the point of beginning for this description; thence South 00° 04' 00" West parallel to the East line of said Lot 1, 145.00 feet to a 5/8 inch iron pin; thence South 89° 49' 00" West parallel to the North line of said Lot 1, 197.11 feet to a 5/8 inch iron pin; thence parallel to the East line of said Lot 1 North 00° 04' 00" East 145.00 feet to a 5/8 inch iron pin on the North line of said Lot 4; thence North 89° 49' 00" East along the North line of said Lot 4 and said Lot 1, 197.11 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Donald D. McCullough the 23rd day  
of July A.D., 19 98 at 3:38 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 27062

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross