

MS

67606

96 OCT -8 P2:50

Vol. 1992 Page 37092

Jean Margaret McCoy  
2584 San Marcos Upper Hood  
Las Vegas NV 89115

Grantor's Name and Address  
Gislinda McCoy Nomura  
2709 SW Taylors Ferry Road  
Portland OR 97219

Grantee's Name and Address

Agent representing grantor to (Name, Address, Zip):  
James F. McCaffrey, AAL  
9020 SW Wash. Square Rd #380  
Tigard OR 97223

Under requested otherwise, send all tax statements to (Name, Address, Zip):  
Gislinda McCoy Nomura  
2709 SW Taylors Ferry Road  
Portland OR 97219

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 6th day of October, 1998, at 2:50 o'clock P.M., and recorded in book/reel/volume No. M98 on page 37092 and/or as fee/file/instrument/microfilm/reception No. 67606-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
NAME TITLE

By Kathleen Ross, Deputy.

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$30.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that JEAN MARGARET MCCOY,

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Gislinda McCoy Nomura, aka Linda Gislinda Nomura, aka Linda G. McCoy,

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:

Lot 1, in Block 8, Tract 1090, WAGON TRAIL ACREAGES NO. 1 SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ENCUMBRANCES: 1. Subject to the terms and provisions of Wagon Trail Ranch Homeowners Association as set forth in instrument recorded in Volume M72, Page 9677, Microfilm Records of Klamath County, Oregon. 2. Subject to reservations and restrictions as contained in dedication of plat of Wagon Trail Acreages No. 1, Second Addition, to wit: NOTE: Mobile Homes are permitted on lots except the following: Lots 1 through 6, 12 through 18, 27 through 39, 44 and 45 in Block 6, Lot 1, in Block 7; Lots 1 and 10 through 15 in Block 3; Lots 1 through 3, 7 and 8 in Block 9. 3. Reservation and restrictions of Wagon Trail Ranch imposed by instrument recorded August 30, 1972, in Volume M72, Page 9766, Microfilm Records of Klamath County, Oregon, and amended by instruments recorded in Volume M77, page 207. and recorded in Volume M77, page 210, Microfilm Records of Klamath County, Oregon. 4. Declaration subjecting the above subdivision to the covenants, conditions, restrictions of Wagon Trail Ranch recorded in Volume M75, Page 8741, Microfilm Records, Klamath County, Oregon. 6. A 25 foot public utility easement as shown on dedication plat (affects Easterly portion of Lot).

(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 \$ none \* However, the actual consideration consists of or includes other property or value given or promised which is part of the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.) \*love and affection

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 20 day of Sept, 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.

Jean Margaret McCoy  
JEAN MARGARET MCCOY

Nevada

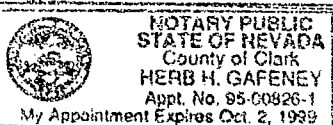
STATE OF OREGON, County of CLARK

This instrument was acknowledged before me on 09-29, 1998  
by JEAN MARGARET MCCOY

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

ss \_\_\_\_\_

of \_\_\_\_\_



[Signature]  
Notary Public for Oregon Nevada  
My commission expires 10-2-99

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