

MS

69893

98 NOV 17 P3:18

Vol. 798 Page 42008



James L. Eckhardt et al

K-53101

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

Rodney R. Lyon et ux

Grantee's Name and Address

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

Rodney R. Lyon

20302 Paygo Road

Malin, Oregon 97632

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

Rodney R. Lyon et ux

20302 Paygo Road

Malin, Oregon 97632

K53101

QUITCLAIM DEED Eckhardt Company, Inc., successor by merger to

KNOW ALL BY THESE PRESENTS that James L. Eckhardt, Nellie R. Eckhardt and Engineered Structures, Inc. hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Rodney R. Lyon and Marie M. Lyon, 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 description

It is the intention of of grantor herein to release and quitclaim any interest that they have in the above mentioned property as disclosed by:

Ground Lease as disclosed by Memorandum recorded January 16, 1985 in M-85 on page 946  
Sublease as disclosed by Memorandum recorded January 16, 1985 in M-85 on page 954  
Assignment and Security Agreement recorded December 31, 1984 in M-84 on page 21788

(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 \$ to clear title. 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  $\Phi$ , 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 7 day of November, 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.

James L. Eckhardt  
Nellie R. Eckhardt  
Eckhardt Co., Inc, successor by merger to  
Engineered Structures, Inc.

IDAHO  
STATE OF OREGON, County of ADA

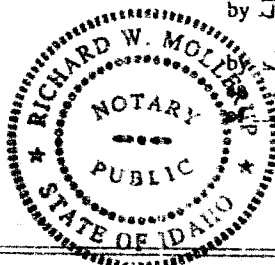
By: James Eckhardt

This instrument was acknowledged before me on Nov 9, 1998,

by James L. Eckhardt and Nellie R. Eckhardt

This instrument was acknowledged before me on Nov 9, 1998,

by James L. Eckhardt  
President of the Eckhardt Co. Inc, successor by merger to  
Engineered Structures, Inc.



Notary Public for Oregon Idaho  
My commission expires 2-14-03

## DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A parcel of land located in a portion of Government Lot 7 in Section 16, Township 41 South, Range 12 E. W. M., being more particularly described as follows:

Beginning at a point on the centerline of an existing drain ditch, from which point the monument marking the one-quarter section corner common to Sections 15 and 16, T. 41 S.; R. 12 E. W. M. bears S. 0°29'05" E. 30.00 feet and N. 71°09'10" E. 2846.75 feet distant; thence N. 89°43'05" W. 230.77 feet; thence N. 0°29'05" W. 346.14 feet; thence S. 89°43'05" E. 230.77 feet to a point on the centerline of an existing drain ditch; thence S. 0°29'05" E. 346.14 feet to the point of beginning.

Together with a non-exclusive perpetual easement for ingress to and egress from the above described property over the existing roadway lying over the following described parcel:

A parcel of land situate in portions of Government Lots 7 and 11 in Section 16, Township 41 South, Range 12 E. W. M., being more particularly described as follows:

Beginning at a point on the centerline of an existing drain ditch from which point the monument marking the one-quarter section corner common to Sections 15 and 16, Township 41 South, Range 12 E. W. M., bears N. 0°29'05" W. 479.17 feet, South 89°43'05" E. 12.50 feet, N. 0°53' W. 421.58 feet, N. 0°14' E. 30.00 feet, and S. 89°46' E. 2,892.06 feet distant; thence N. 89°43'05" W. 422.77 feet to a point; thence S. 0°29'05" E. 373.56 feet, more or less, to a point on the South line of Government Lot 11 in said Section 16; thence S. 89°00' E. 422.87 feet along the South line of said Lot 11 to a point; thence N. 0°29'05" W. 378.86 feet along the center line of an existing drain ditch to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 17th day  
of November A.D., 19 98 at 3:18 o'clock P. M., and duly recorded in Vol. M98,  
of Deeds on Page 42008.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Hettler Ross