

71475

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RECORDING REQUESTED BY:  
Channel Islands Escrow Inc.  
AND WHEN RECORDED MAIL TO:

98 DEC 15 A.M. 59

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MR. THOMAS F. FESSLER  
900 Gainsborough Drive  
Laguna Beach, CA 92651

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 00700MC

## QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$

☐ computed on full value of property conveyed, or  
☐ computed on full value less value of liens or encumbrances remaining at time of sale.  
☐ Unincorporated area ☐ City of ☐ AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

FLORO M. MAGPANTAY, BELLA M. SAN JUAN AND PERLA YAHIRO, each as to an undivided 1/3 interest

do(es) hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to:

THOMAS F. FESSLER,

the real property in the County of Klamath, State of Oregon, described as:  
THAT PORTION OF LOTS 28 AND 29, MIDLAND TRACTS, LYING EAST OF THE HIGHWAY, IN THE COUNTY OF KLAMATH,  
STATE OF OREGON, SAVE AND EXCEPTING FROM SAID PREMISES A STRIP OF LAND FORTY FEET WIDE OFF THE NORTH LINE  
OF LOT 29 HERETOFORE DEEDED TO KLAMATH COUNTY FOR PUBLIC ROAD.

CODE MA 164 MAP 3909-3000 TL 100 Amended Legal description:

That portion of Lots 28 and 29, MIDLAND TRACTS, lying between the Easterly  
right of way line of the Southern Pacific Railroad and the Westerly right  
of way line of the State Highway, in the County of Klamath, State of Oregon.  
Save and Excepting from said premises a strip of land forty feet wide off  
the North line of Lot 29 and off the North line of that portion of Lot 28  
of said Midland Tracts lying East of the California Northeastern right of  
way heretofore deeded to Klamath County for a public road.

Code 164 Map 3909-3000 TL 200

DATED November 23, 1998

STATE OF  
COUNTY OF Ventura

On November 30, 1998

before me, Myron L. Capps

a Notary Public in and for said State, personally appeared

FLORO M. MAGPANTAY, BELLA M. SAN JUAN AND  
PERLA YAHIRO

personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged  
to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s)  
on the instrument the person(s), or the entity upon behalf of  
which the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Signature

Mail tax statements to: MR. THOMAS F. FESSLER, 900 Gainsborough Drive, Laguna Beach, CA 92651

STATE OF OREGON: COUNTY OF KLAMATH: ss.

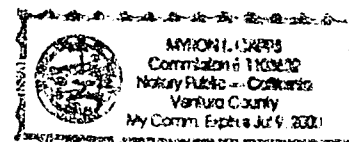
Filed for recording request of Channel Islands Escrow Inc. the 15th day  
of December A.D. 19 98 at 10:59 o'clock A.M. and duly recorded in Vol. M98  
of Deeds on Page 45778

FEE

39.00

By Bernetha G. Litsch, County Clerk

By Kettler



(This area for official notarial seal)