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2001 FEB 15 AM 11:38

Vol M01 Page 6074

STATE OF OREGON, \_\_\_\_\_

James W Bamford and  
Eileen Warner P.O. Box 536  
Blk. Dr. 97622  
 Grantor's Name and Address  
Eileen Warner P.O. Box 536  
Blk. Dr. 97622

Grantee's Name and Address

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

Eileen Warner  
P.O. Box 536  
Blk. Dr. 97622

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

Eileen Warner  
P.O. Box 536  
Blk. Dr. 97622

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath ty  
 Recorded 02/15/01, at 11:38a m.  
 In Vol. M01 Page 6074  
Linda Smith,  
 County Clerk Fee \$ 26.00 y.

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that James W Bamford and Eileen M Warner

herein the called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto  
Eileen M Warner  
 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:

Exhibit "A" Attached hereto and made  
 part of

Block 5 Lots 11 and 12.  
 Block 6 Lots 11 and 12

(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 \$ 1,000. <sup>Ⓞ</sup> 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. <sup>Ⓞ</sup> (The sentence between the symbols <sup>Ⓞ</sup>, 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.

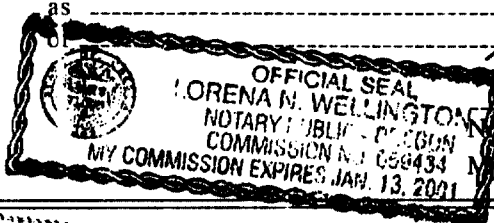
IN WITNESS WHEREOF, the grantor has executed this instrument this 7th day of June, 2000; if  
 grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized  
 to do so by order of its board of directors.

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.

James W. Bamford  
Eileen M. Warner

STATE OF OREGON, County of KLAMATH) ss.This instrument was acknowledged before me on 7 June, 2000,  
by Kyle BoulThis instrument was acknowledged before me on 7 June, 2000,  
by JAMES W. BAMFORD & EILEEN M. WARNER

as



Lorena N. Wellington  
 Notary Public for Oregon  
 My commission expires 1-13-2001

20  
 16 cash

1 of 2

## EXHIBIT "A"

## DESCRIPTION OF PROPERTY

Bley-Was Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL Lot of Bley-Was Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Lots 11 and 12 in Block 5, Lots 11 and 12, in Block 6, of First Addition to Bley-Was Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Right of way for roadway and telephone line, including the terms and provisions thereof, given by James O. Watts and Martha Watts, husband and wife, to United States of America, acting by and through the Forest Service, U.S.D.A., dated November 26, 1951, recorded June 21, 1952, in Deed Volume 254 page 446, records of Klamath County, Oregon.
2. Right of way for transmission line, including the terms and provisions thereof, given by Owen R. Watts and Virginia M. Watts, husband and wife, and Martha M. Watts, a widow to the California Oregon Power Company, a California corporation, dated August 20, 1958, recorded August 25, 1958, in Deed Volume 302 page 428, records of Klamath County, Oregon.
3. Reservations and restrictions shown on the plat of Bley-Was Heights and First Addition to Bley-Was Heights.
4. Declaration of Covenants, Conditions and Restrictions for Bley-Was Heights and First Addition to Bley-Was Heights, dated June 13, 1974, recorded June 13, 1974, in Volume M74 page 7311, Amended by Instrument recorded in Volume M74 page 8744, Amended by deed recorded in Volume M87 page 20036, Volume M87 page 20098, Volume M88 page 17570, Volume M88 page 17572 and in Volume M95 page 4484, Deed records of Klamath County, Oregon.
5. Easement, including the terms and provisions thereof, given by Weyerhaeuser Company, a corporation, for the public for utility purposes dated October 9, 1974, recorded October 14, 1974, in Volume M74 page 13390, Deed records of Klamath County, Oregon.
6. Reservations and restrictions contained in the dedication of First Addition to Bley-Was Heights as follows: "...said plat being subject to: 1) all minimum building setback and other requirements as per RD7000 Property Development Standards. 2) all utility easements of the size and location as shown on the annexed plat. 3) one foot reserve strip (street plug) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when adjoining property is properly developed."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of May the 7th day of May 1997 at 3:13 o'clock P. M., and duly recorded in Vol. M97 on Page 13981

FEE \$35.00

INDEXED

Bernetha G. Letsch, County Clerk

by Kathleen RossD ✓

paid as above:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Warner the 16th day of Nov A.D., 19 98 at 1:55 o'clock P. M., and duly recorded in Vol. M98 on Page 41733

Bernetha G. Letsch, County Clerk

By Kathleen Ross

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