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Vol MQ1 Page 38571



Nicholas A. Grumbine

STATE OF OREGON,
County of _____ } ss.

Grantor's Name and Address

~~Clifton H. McMillan III and Patsy H. McMillan, Trustees~~

Grantee's Name and Address

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

~~Cliff McMillan III~~
~~C/O 1ST AMERICAN TITLE~~

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

~~Cliff McMillan III~~
~~ON FOLLOWING DEED~~

SPACE RESERVED
FOR
RECORDER'S USE

I certify that the within instrument was received for recording on _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

K-559820

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that ~~Nicholas Grumbine and Fullerton Podiatry Group~~

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto ~~Clifton H. McMillan III and Patsy H. McMillan Trustees of the Clifton H. McMillan III Trust dated***~~ 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:

***December 20, 1991 and of the Patsy H. McMillan Trust dated December 20, 1991

Any interest in and to the following described real property, including, but not limited to Promissory Note recorded July 7, 1997 in Volume M-97 on page 20895, Promissory Note recorded July 7, 1997 in Volume M-97 on page 20899 and Agreement recorded October 2, 1998 in M-98 on page 36490, all records of Klamath County, Oregon.

See Exhibit A for Legal Description

(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 \$ 33,750.00. 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 on July 18 2001; 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.

Nicholas Grumbine
Fullerton Podiatry Group
By: Nicholas Grumbine

California

STATE OF OREGON, County of Orange ss.

This instrument was acknowledged before me on 7/18/2001 by Nicholas Grumbine

This instrument was acknowledged before me on 7/18/2001 by Nicholas Grumbine as Trustee of Fullerton Podiatry Group



Stephanie T. Rios
Notary Public for Oregon
My commission expires 2-4-05

DESCRIPTION

38572

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

In Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon:

Section 27: That portion of the W $\frac{1}{2}$ of E $\frac{1}{2}$ (which includes Government Lots 3 and 5) lying South of that portion conveyed to Weyerhaeuser Timber Co. by Deed recorded May 5, 1928, Deed Volume 80 page 275, Deed records of Klamath County, Oregon, and Government Lot 4.

Section 34: Government Lots 1, 2, 3, 4, 5, 6, 7, 8 and 12

Section 35: Government Lot 1

Section 27: Beginning at a point on the center section line of Section 27, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which point is common with the center section line and the Southeasterly right of way boundary of the Klamath Falls-Ashland Highway (Oregon 66) and bears South a distance of 494.0 feet, more or less, from the quarter section corner common to Sections 22 and 27, Township, Range and Meridian aforesaid; thence continuing South along same center section line a distance of 2661.0 feet, more or less to the Northerly right of way boundary of the Weyerhaeuser Timber Company road (Volume 80, page 275, Deed records of Klamath County, Oregon); thence North $55^{\circ}21'$ East along same, a distance of 36.47 feet; thence North, parallel with the aforesaid center section line a distance of 2667.2 feet, more or less, to the Southeasterly right of way boundary of aforesaid Klamath Falls-Ashland Highway; thence South $48^{\circ}08'$ West along same, a distance of 40.28 feet more or less, to the point of beginning, being a 30 foot strip of land for private road purposes.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division by Deed recorded May 17, 1989 in Volume M89 page 8560, Deed records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 08/01/01 at 2:54 p.m.
In Vol. M01 Page 38571
Linda Smith.
County Clerk Fee \$ 26⁰⁰