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STATE OF OREGON, 1

Lenard E Schmidt  
1937 Le Roy St  
Klamath Falls, Oregon  
 Grantor's Name and Address 97601

Karen A Hurley-Watkins  
1937 Le Roy St  
Klamath Falls, Oregon  
 Grantee's Name and Address 97601

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

SPACE RESERVED  
FOR  
RECORDER'S USE

Lenard Schmidt and  
Karen Hurley-Watkins  
8221 Hwy 66  
Klamath Falls, Oregon  
 Until requested otherwise, send all tax statements to (Name, Address, Zip): 97601

State of Oregon, County of Klamath  
 Recorded 01/23/2002 8:34 a.m.  
 Vol M02, Pg 4274  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

eputy.

all tax statements to  
same address in box above

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Lenard E. Schmidt

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Karen A Hurley-Watkins and Lenard E. Schmidt  
 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:

The house and property located at  
8221 Hwy. 66, Klamath Falls, Oregon.  
 The property consists of 2 plots of  
land; #1800 at 1.38 AC and #1900 at  
1.38 AC. between Keno and Klamath Falls  
located on Hwy 66. The dwelling is  
completely furnished upstairs and  
downstairs. The property does include  
the furniture. First American Title Insurance  
Company of Oregon closed the house and  
property purchase on January 10, 2002.  
See Attached Exhibit A

(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 \$ 136,000. 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 1/22/02; 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.

Lenard E Schmidt

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.

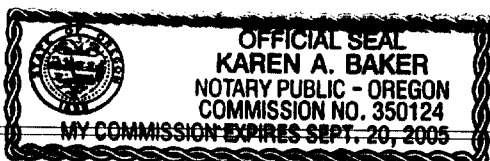
STATE OF OREGON, County of KLAMATHThis instrument was acknowledged before me on JANUARY 22, 2002by LENARD E SCHMIDT

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Karen A Baker  
 Notary Public for Oregon  
 My commission expires 9-20-05

26

4275

40987

Exhibit A

PARCEL 1:

A portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of the Klamath Falls-Ashland Highway and distant along said line of Highway 277.9 feet from intersection of said line and the East line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence Southwesterly along said line of Highway, 1050 feet to the most Easterly corner of the property herein conveyed which is the true point of beginning; thence North 40°00' West 400 feet; thence Southwesterly and parallel to said line of Highway 150 feet; thence South 40°00' East 400 feet to said line of Highway; thence Northeasterly along said line of Highway, 150 feet to the point of beginning.

PARCEL 2:

A portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of the Klamath Falls-Ashland Highway and distant along said line of Highway 277.9 feet Southwesterly from the intersection of said line and the East line of SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence Southwesterly along said line of Highway, 1200 feet to the most Easterly corner of the property herein conveyed which is the true point of beginning; thence North 40°00' West 400 feet; thence Southwesterly and parallel with said line of said Highway 150 feet; thence South 40°00' East 400 feet to said Westerly line of said highway; thence Northeasterly 150 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 08/14/01 at 3:03 p. m.  
In Vol. M01 Page 40986  
Linda Smith.  
County Clerk Fee\$ 26<sup>00</sup>