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cc

AFTER RECORDING RETURN TO:

MICHAEL RATLIFF
905 Main Street, Ste 20
Klamath Falls OR 97601

Vol M02 Page 24097

GRANT'S NAME AND ADDRESS:

DONNA ABNER
2085 Regent Street
Reno, NV 89509

State of Oregon, County of Klamath

Recorded 04/24/2002 8:32a m.

Vol M02, Pg 24097-99

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

GRANTEE'S NAME AND ADDRESS:

DONNA ABNER and ALAN K. ABNER,
Husband and Wife
2085 Regent Street
Reno, NV 89509

SEND TAX STATEMENTS TO:

DONNA ABNER and ALAN K. ABNER
2085 Regent Street
Reno, NV 89509

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **DONNA ABNER**, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto **DONNA ABNER and ALAN K. ABNER, 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:

PARCEL 1

Commencing at the quarter corner at the Southwest corner of the SE $\frac{1}{4}$ of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; running thence North on a subdivision line 563.2 feet; thence North 57°30' West 180 feet; thence South 662.8 feet; thence East 150 feet to the initial point of beginning, containing 2.03 acres, more or less, situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 15, Township 39 South, Range 10 East of the Willamette Meridian.

EXCEPTING THEREFROM 100 feet right of way deeded to the Oregon California and Easterly Railway Company

SUBJECT TO: Boundary Line Agreement between William L. Garriott, III, and Dena K. Garriott, husband and wife, and Donna Abner, Personal Representative of the Estate of Emma L. Kinney, recorded March 20, 1997, in Volume M97, Page 8319, Deed Records of Klamath County, Oregon.

PARCEL 2:

The southeast quarter of the Northwest quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) and all of the East half of the Southwest quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) and of the Southwest quarter of the Southeast quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 15, which lies North of the existing highway and also North of

the right of way of the O.C.&E. Railway, in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING from said SW $\frac{1}{4}$ SE $\frac{1}{4}$ that portion deeded to Herman F. Romtvedt by Warranty Deed recorded October 30, 1968, in Volume M68, Page 9729, records of Klamath County, Oregon, and also that portion deeded to Matt H. Obenchain and Ila M. Obenchain by Warranty Deed recorded August 17, 1965, in volume M65, Page 964, records of Klamath County, Oregon.

(8.03 Acres)

Tax Lot Number:

R-3910-015D0-00400-000 162

Tax Account Number:

R596787

PARCEL 3:

That portion of Section 15, Township 39 South, Range 10 E.W.M., beginning at a point on the Northeasterly right of way line of the Klamath Falls-Olene State Highway, which is North 638.7 feet and thence N 55°56' W., 147.5 feet from the one-quarter corner common to Sections 15 and 22, Township 39 South, Range 10 E.W.M., which point of beginning is the southwesterly corner of property described in a deed recorded in Klamath County Deed Records, Vol. 98, page 566; thence N 11°24' E, as described in the above named deed, a distance of 618 feet, more or less, to the East line of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 15; thence North, along the East line of the E $\frac{1}{2}$ SW $\frac{1}{4}$ and the East line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 15, a distance of 2632 feet, more or less, to the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, of said Section 15; thence West, along the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 15, a distance of 1320 feet, more or less, to the Northwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence South along the West line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the West line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$, of said Section 15, a distance of 2480 feet, more or less, to the northeasterly right of way line of the Klamath Falls-Olene State Highway; thence S 55°56' E, along said right of way line, a distance of 1415 feet, more or less, to the point of beginning; being the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and portions of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 15, Township 39 South, Range 10 East of the Willamette Meridian.

(86.9 Acres)

Tax Lot Number:

R-3910-01500-00900-000 052

Tax Account Number:

R596705


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 -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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.

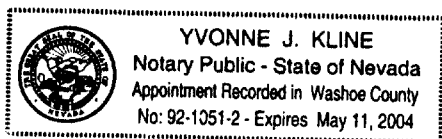
IN WITNESS WHEREOF, the grantor has executed this instrument this 19 day of April, 2002; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


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.


Donna Abner

STATE OF NEVADA; County of Washoe) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 19th day of April, 2002, by Donna Abner.




NOTARY PUBLIC FOR NEVADA
My Commission expires: May 11, 2004