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03 FEB 11 AM 8:56

Vol M03 Page 08228
STATE OF OREGON,



RONALD STEVEN BERTON
10578 MC GUIRE AVE
KLAMATH FALLS, OR 97603
Grantor's Name and Address

Grantee's Name and Address
After recording, return to (Name, Address, Zip):

OC
Until requested otherwise, send all tax statements to (Name, Address, Zip):
Frances Vallejos
1649 SISKIYOU ST.
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 02/11/2003 8:56a m.
Vol M03 Pg 08228-30
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 3

puty.

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that RONALD STEVEN BERTON

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto FRANCES B. VALLEJOS 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:

See exhibit A attached hereto and made a part hereof

** Love and affection*

(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 \$ X. 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 \oplus , if not applicable, should be deleted. See ORS 93.030.)

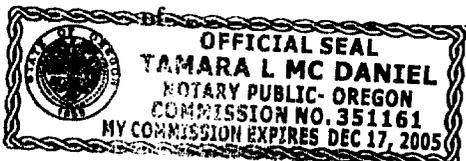
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on _____, 2002; 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 30.330.

Ronald Steven Berton
RONALD STEVEN BERTON

STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on December 27, 2002 ss.
by Ronald Steven Berton
This instrument was acknowledged before me on _____
by _____
as _____



Tamara L. McDaniel
Notary Public for Oregon
My commission expires 12/17/05

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08229

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EXHIBIT "A"

PARCEL 1:

That portion of the following described property which lies Northerly and Easterly of Loma Linda Drive and Easterly of First Addition to Loma Linda Heights:

A tract of land in the SE 1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which bears North 89 degrees 10' West along the East-West quarter line of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 1,989.34 feet and thence South 15 degrees 13' East 980.25 feet from the quarter section corner common to Sections 28 and 27 in said Township and Range, said point being the Northwesterly corner of a tract of land conveyed to Arthur W. Jolly, et ux., by deed recorded May 11, 1954 in Book 267, Page 1, Deed Records of Klamath County, Oregon; thence North 46 degrees 29' East 545.73 feet along the Northerly boundary of said Jolly Tract and a tract of land conveyed to Milt Sessler, et ux., by deed recorded July 12, 1961 in Book 330 at Page 607, Deed Records of Klamath County, Oregon, to the Northeasterly corner thereof; thence South 15 degrees 13' East along the Easterly boundary of said Sessler tract 401.19 feet, more or less, to the Northerly boundary of Old Fort Klamath Road; thence North 75 degrees 30' East along the Northerly boundary of said Old Fort Klamath Road 60 feet, more or less, to the Southwesterly corner of a tract of land conveyed to Donna Hartman Stout by deed recorded August 22, 1944 in Book 168 at Page 164, Deed Records of Klamath County, Oregon; thence North 15 degrees 13' West 968.68 feet, more or less, along the Westerly boundary of said Stout tract and the Westerly boundary of a tract conveyed to Mike Foley by Deed recorded November 10, 1944 in Book 170 at Page 426, Deed Records of Klamath County, Oregon, and the Westerly boundary of a tract conveyed to Mike Foley, et ux., by Deed recorded December 3, 1948 in Book 227 at Page 97, Deed Records of Klamath County, Oregon, to the East and West center line of said Section 28; thence North 89 degrees 10' West 562.43 feet, more or less to the point of beginning.

EXCEPTING THEREFROM that portion of the herein described property lying within the boundaries of Linda Drive formerly VA Hospital site Road.

FURTHER EXCEPTING THEREFROM that portion which lies between Old Fort Klamath road and Linda Drive.

CODE 190 MAP 3809-28DB TL 100

08230

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PARCEL 2:

A tract of land situated in the NW 1/4 SE 1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon and being a portion of Lot 3 and Lot 4 of an unrecorded plat prepared for Klamath Development Co. by William R. Canton dated May 15, 1930, more particularly described as follows:

Beginning at the Northeast corner of said Lot 4, from which the CE 1/16 corner of said Section 28 bears North 15 degrees 13' West 583.29 feet and South 89 degrees 10' 00" East 168.52 feet (said Northeast corner of Lot 4 bears West 1336.19 feet and South 541.18 feet from the quarter corner common to Sections 27 and 28 by Volume M-73 at Page 3620 of the Klamath County Deed Records); thence South 15 degrees 13' East, along the Easterly line of said Lot 4, 18.44 feet to the Northerly right of way line of Loma Linda Drive; thence along said right of way line along the arc of a curve to the left (radius point bears South 41 degrees 43' 08" East 125.49 feet and central angle = 02 degrees 40' 52") 5.87 feet, South 45 degrees 36' West 118.68 feet and along the arc of a curve to the right (radius = 100.22 feet and Central angle = 35 degrees 46' 57") 62.59 feet to a point on the Northerly line of said Lot 3; thence North 46 degrees 29' East 192.17 feet to the point of beginning, with bearings based on Survey No. 4362 as recorded in the office of the Klamath County Surveyor.

CODE 190 MAP 3809-28DB TL 401

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day of March A.D., 19 98 at 3:41 o'clock P. M., and duly recorded in Vol. M98 of Deeds on Page 6966

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Green