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Vol M03 Page 25254

STATE OF OREGON,

} ss.

Eileen M. Warner

PO Box 536

Bly, OR 97622

Grantor's Name and Address

Marilyn Ann Harding

PO Box 536

Bly, OR 97622

Grantee's Name and Address

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

Marilyn Ann Harding

PO Box 536

Bly, OR 97622

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

Marilyn Ann Harding

PO Box 536

Bly, OR 97622

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 04/21/2003 1:03 p.m.Vol M03 Pg 25254-55

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

puty.

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Eileen M. Warnerhereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Marilyn Ann Hardinghereinafter 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

Lots 11 and 12, Block 5, Bley-Was Heights
Lots 11 and 12, Block 6. Bley-Was Heights

(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 \$ zero. 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 April 11, 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 30.930.

Eileen M. Warner
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on April 11, 2002,
by Eileen M. WarnerThis instrument was acknowledged before me on _____,
by _____,
as _____,
of _____

Notary Public for Oregon
My commission expires 10/7/02

25255

13982

41734

6075

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 Klamath County Title the 7th day of May A.D. 19 97 at 3:13 o'clock P. M., and duly recorded in Vol. M97 Deeds on Page 13981.

FEE \$35.00

INDEXED

D ✓ 1by Bernetha G. Letsch, County Clerk

part 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 Deeds on Page 41733.

Bernetha G. Letsch, County Clerk

By Kathleen Ross

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