

03 OCT 15 AM 10:41

Vol M03 Page 76507

Grace N. Palladino

20041 Glenhaven Road

Yorba Linda, CA 92886

Grantor's Name and Address

Thomas Palladino

1640 Newport Bl., #43

Costa Mesa, CA 92627

Grantee's Name and Address

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

Thomas Palladino

1640 Newport Bl., #43

Costa Mesa, CA 92627

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

Thomas Palladino

1640 Newport Bl., #43

Costa Mesa, CA 92627

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 10/15/03 10:41 a.m.Vol M03 Pg 76507-10

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 4

fixed.

eputy.

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Grace N. Palladino, a married woman

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Thomas Palladino, a married man as his sole and separate property, 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:

That portion of Tract A of Harriman Park, Klamath County, Oregon, and more particularly described in Attachment "A" attached hereto and incorporated herein by this reference.

(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 \$ -0-. ☐ 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 _____; 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.

Grace N. Palladino
Grace N. Palladino

California
STATE OF ~~OREGON~~ California, County of Orange) ss.

This instrument was acknowledged before me on _____
by Grace N. Palladino

This instrument was acknowledged before me on _____
by _____
as _____
of _____

Notary Public for ~~Oregon~~ California

My commission expires _____

ATTACHMENT "A"

Legal Description of Property

76508

That portion of Tract A of Harriman Park, Klamath County, Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin which is situated on the center line of the private 20 foot wide roadway, more particularly described in the Deed to John L. Gross et ux recorded in Vol. M66 at page 10168 of Klamath County, Oregon, Deed Records, South 12°04' East a distance of 25.94 feet, more or less, from the point where said roadway center line intersects the Southerly terminus of Dugout Lane, said point of intersection being South 50°14' West a distance of 34.12 feet from the Southwest corner of Lot 1 of Harriman Park, thence South 50°56'30" West 149.61 feet to a point on the East bank of the artificially constructed water channel, thence North 39°03'3" West 43.32 feet, thence South 68°38'00" West 27 feet to a ¾ inch pin, thence North 34°18'00" East 171.70' to a ½ inch pin, thence South 39°46'00" East 79.50 feet, thence North 50°14'00" East 15.88 feet, thence South 12°04'00" East 25.94 feet to the Point of Beginning.

TOGETHER WITH a non-exclusive easement in Water Channel described in Deed recorded in Vol. M68, page 7521, and together with easement for utilities 5 feet in width along the west line of said above mentioned 20 foot wide roadway, the East line of said easement being the West line of the roadway.

SUBJECT TO: Taxes for the current year 1973-74 which are a lien but not yet payable; Easements and rights of way of record or apparent on the land; Reservations in United States Patents; Agreements relative to the raising and lowering of the waters of Upper Klamath Lake;

Agreement between the Klamath Development Co., a corporation, and Herbert Fleishhacker, recorded August 15, 1917, Miscellaneous Volume 3, page 275, records of Klamath County, Oregon, granting "The perpetual right to maintain said pipe line extending from that certain reservoir or water tank situate in the SE¼ NW¼ of Section 3 Township 36 South, Range 6, E.W.M., approximately 200 feet from the head of Pelican Creek and leading across the NE¼ of Section 3 aforesaid and Lot 4 of Section 2, said Township and Range to the land of said second party, situate in said Section 2.";

Agreement between Gus G. Johnson and Olive M. Johnson, husband and wife, first parties, and Raymond W. Sykes, second party, recorded December 19, 1952, in Deed Volume 258 page 287, and as corrected by Agreement between Olive M. Johnson and William K. Johnson, dated November 30, 1955, recorded December 27, 1955, in Deed Volume 230 page 147, records of Klamath County, Oregon, prohibiting the use of said premises for any resort or competing commercial use, as more particularly defined in said Agreement;

Reservations and restrictions contained in the dedication of Harriman Park, as follows: "... subject to 10 foot building set-back lines and to easements over the back of all lots for utilities.";

Declaration of Conditions and Restrictions, executed by William K. Johnson and Vivian N. Johnson, to the Public, recorded June 22, 1956, in Deed Volume 284 page 304, records of Klamath County, Oregon, as amended by Amendment to Declaration of Conditions and Restrictions recorded August 30, 1956, in Deed Volume 286 page 286, records of Klamath County, Oregon, and as further amended by Amendment to Declaration of Conditions of Harriman Park, recorded September 17, 1968, in Volume M68 page 8447, Microfilm, records of Klamath County, Oregon;



Reservation and restrictions in deed from William E. Johnson Mabel M. Johnson, husband and wife, to Dave Jones, a single man, recorded August 19, 1968, in Volume M68 page 7521, and recorded July 7, 1970, in Volume M70 page 5528, Microfilm records of Klamath County, Oregon; and

Also to the following building and use restrictions, which Grantees, their heirs, grantees and assigns covenant and agree to observe and comply with, and which shall run with and bind the land herein conveyed for the benefit of lands in Sec. 3 Twp. 36 S., R. 6 E.W.M., Klamath County, Oregon, owned by William K. Johnson, and for the benefit of the tracts in said Section 3 heretofore conveyed by William K. Johnson, to other purchasers, and for the benefit of each and every part and parcel of said lands, to-wit:

(1) That said premises will be used solely for residence or summer home sites;

(2) That no building except residences or summer homes and the usual and necessary outbuildings incidental thereto shall ever be erected thereon; that the ground floor of each such residence or summer home, exclusive of open porches and garages, shall not be less than 400 square feet; that all construction, finish and materials shall be of first class quality; that all structures, except those finished in shingles, shakes or logs, shall be painted with at least two coats of paint, varnish or stain, External construction of all structures, including the painting thereof, shall be fully completed within two years from the start of said construction;

(3) That no building shall be erected within 10 feet of any exterior property line;

(4) That no unlawful, noxious or offensive activity shall be carried on upon said premises, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood;

(5) The trash, garbage or other waste shall not be kept, except sanitary containers; that incinerators or other equipment for the storage or disposal of such materials, shall be kept in a clean and sanitary condition; that lavatories and toilets shall be built indoors and connected with outside septic tanks and shall be constructed, used and maintained in conformity with all applicable laws and regulations;

(6) That the boat slips for boat moorage shall not extend more than 10 feet into said artificially constructed water channel and that grantees, their heirs, grantees and assigns, covenant and agree to use said water channel in a reasonable manner so as not to interfere with the use of said channel by the grantor and his heirs, grantees and assigns, or by other landowners on said channel; and

(7) That the foregoing covenants and restrictions shall be incorporated in and made a part of every deed and conveyance hereafter executed for the purpose of conveying these premises.



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

ORANGE

} ss.

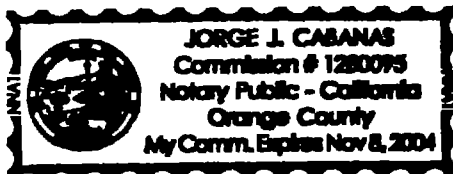
On AUG 26, 2003, before me, JORGE J. CABANAS NOTARY PUBLIC

Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared GRACE N. PALLADINO

Name(s) of Signer(s)

☐ personally known to me☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: QUITCLAIM DEEDDocument Date: NOT DATEDNumber of Pages: 1 PAGE + ATTACHMENT "A" (ENCLOSED)Signer(s) Other Than Named Above: NO OTHER SIGNERS**Capacity(ies) Claimed by Signer**Signer's Name: GRACE N. PALLADINO☒ Individual☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____Signer Is Representing: SELF