

04 APR 14 PM 3:12

Seller: GOHEEN
Order No.: 401779

Data ID: 60752
Job No.: 33390

Sarah F. Goheen

2346 Huron Street
Klamath Falls, OR 97601

Grantor's Name and Address

David M. Goheen

2405 Pine Grove Road
Klamath Falls, OR 97603

Grantee's Name and Address

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

David Goheen

2405 Pine Grove Road
Klamath Falls, OR 97603

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

David Goheen

2405 Pine Grove Road
Klamath Falls, OR 97603

WTC-64321

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State of Oregon, County of Klamath
Recorded 04/14/2004 3:12 p m
Vol M04 Pg 21923-25
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

Above Space Reserved for Recorder's Use

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that DAVID M. GOHEEN AND SARAH F. GOHEEN, FORMERLY HUSBAND AND WIFE (herein referred to as Grantor, whether one or more), for the consideration hereinafter stated does hereby remise, release and forever quitclaim unto DAVID M. GOHEEN, AN UNMARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY (herein referred to as Grantee, whether one or more), and unto grantee's heirs, successors and assigns, all of Grantor's right, title and interest in and to that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, Oregon, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Tax Account Number(s): 3910-009BA-00100-000

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.

TO HAVE AND TO HOLD the same unto the said Grantee, his heirs, successors and assigns forever.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

The true consideration for this conveyance is \$ 35,000 (Here comply with the requirements of ORS 93.030)

Dated this 31 day of March, 20 04.

Sarah F. Goheen

SARAH F. GOHEEN—Grantor

David M. Goheen

DAVID M. GOHEEN—Grantor

[Acknowledgments Follow]

3600
*m

STATE OF Oregon }
COUNTY OF Klamath } ss.
March 31st, 2004 }

21924

Personally appeared the above named DAVID M. GOHEEN and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Deborah Torrie

Deborah Torrie
Notary Public for Oregon

My commission expires: Oct. 14, 2005

STATE OF Oregon }
COUNTY OF Klamath } ss.
March 31st, 2004 }



Personally appeared the above named SARAH F. GOHEEN and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Deborah Torrie

Deborah Torrie
Notary Public for Oregon

My commission expires: Oct. 14, 2005



21925

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

A PORTION OF THE NE1/4 NW1/4 OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF KLAMATH, STATE OF OREGON, LYING NORTH OF THE COUNTY ROAD (PINE GROVE ROAD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SECTION LINE AND THE NORTHERLY RIGHT OF WAY BOUNDARY OF THE COUNTY ROAD (PINE GROVE ROAD) FROM WHICH POINT THE QUARTER SECTION CORNER COMMON TO SECTIONS 4 AND 9, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, BEARS NORTH 89° 55' EAST, A DISTANCE OF 33.0 FEET; THENCE FOLLOWING ALONG SAID SECTION LINE SOUTH 89° 55' WEST A DISTANCE OF 622.1 FEET; THENCE SOUTH 0° 06' WEST 438.3 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY BOUNDARY OF THE COUNTY ROAD (PINE GROVE ROAD); THENCE ALONG SAME TO THE POINT OF BEGINNING AS FOLLOWS: NORTH 76° 35' EAST 84.77 FEET; THENCE 314.56 FEET ALONG THE ARC OF A 490.87 FOOT RADIUS HIGHWAY CURVE TO THE LEFT (LONG CHORD BEARS NORTH 58° 13 1/2' EAST 309.21 FEET); THENCE NORTH 39° 52' EAST 207.01 FEET; THENCE 177.12 FEET ALONG THE ARC OF A 316.48 FOOT RADIUS HIGHWAY CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 55° 58' EAST 174.79) TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OR PARCEL OF LAND SITUATED IN SECTION 9, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/4 INCH IRON PIPE MONUMENTING THE QUARTER CORNER COMMON TO SECTIONS 4 AND 9, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89° 55' WEST, ALONG THE SECTION LINE COMMON TO SAID SECTIONS, 655.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SECTION LINE SOUTH 00° 06' WEST, ALONG THE WESTERLY BOUNDARY LINE OF THAT TRACT OF LAND DEEDED BY WALTER E. MATHEWS, ET UX, TO WINFORD G. MAUER, ET UX, ON THE 16TH DAY OF APRIL, 1963, 438.67 FEET (DEED RECORD 438.3 FEET) TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF PINE GROVE ROAD (COUNTY ROAD); THENCE SOUTH 76° 37' 10" WEST (DEED RECORD SOUTH 76° 35' WEST) ALONG SAID RIGHT OF WAY, 30.39 FEET TO A 1/2 INCH IRON PIN; THENCE LEAVING SAID RIGHT OF WAY, NORTH 00° 06' EAST, 445.66 FEET TO A 1/2 INCH IRON PIN SITUATED ON THE SECTION LINE COMMON TO SECTIONS 4 AND 9, SAID TOWNSHIP AND RANGE; THENCE NORTH 89° 55' EAST, 29.56 FEET TO THE POINT OF BEGINNING.