

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

04 AUG 24 PM 4:00

Vol M04 Page 56357

Returned @ Counter

James D Fraley
20282 Keno Worden Rd
Klamath Falls, OR 97601

Grantor's Name and Address

James D and Christina M Fraley
20282 Keno Worden Rd
Klamath Falls, OR 97601

Grantee's Name and Address

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

James D and Christina M Fraley
20282 Keno Worden Rd
Klamath Falls, OR 97601

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

James D and Christina M Fraley
20282 Keno Worden Rd
Klamath Falls, OR 97601SPACE RESERVE
FOR
RECORDER'S USEState of Oregon, County of Klamath
Recorded 08/24/04 4:00 P M
Vol M04 Pg 56357-58
Linda Smith, County Clerk
B Fee \$ 26.00 # of Pgs 2was

ed in

otioned.

ity.

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that

James D Fraley

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

James D and Christina M Fraley

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" Legal description Attached

(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 \$ _____. ① 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. ① (The sentence between the symbols ①, 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 24th Aug 2004; 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.

James D Fraley

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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 24th Aug 2004

by James D Fraley

This instrument was acknowledged before me on

by

as

OFFICIAL SEAL
KATIE GARLITZ
NOTARY PUBLIC-OREGON
COMMISSION NO. 386744
MY COMMISSION EXPIRES MAR. 18, 2007Katie Garlitz
Notary Public for Oregon

My commission expires 3/18/07

26 22

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in vacated Blocks 31, 39 and 40 of WORDEN, being in the SE1/4 SE1/4 of Section 33 and the SW1/4 SW1/4 of Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southwesterly right of way line of Gordon Street, from which the Northerly corner of Block 27 of WORDEN bears North 57 degrees 37' 23" West 507.00 feet; thence South 57 degrees 37' 23" East, along said Southwesterly right of way line, 182.97 feet to the center line of vacated First Street; thence South 32 degrees 21' 35" West 149.75 feet; thence South 57 degrees 36' 40" East 330.00 feet to the corner common to vacated Lots 18 and 19 of said Block 39; thence South 32 degrees 21' 32" West 309.23 feet to the Easterly corner of said Block 40; thence South 32 degrees 19' 33" West 430.00 feet to the intersection of the Northwesterly right of way line of the Keno-Worden Road and the centerline of vacated Zentner Street; thence North 57 degrees 40' 27" West 330.00 feet to the intersection of vacated Zentner Street and vacated First Street; thence North 32 degrees 19' 33" East 460.00 feet to the intersection of vacated First Street and vacated Chapman Street; thence North 57 degrees 40' 27" West, along the center line of vacated Chapman Street, 183.00 feet; thence North 32 degrees 21' 47" East 429.50 feet to the point of beginning, with bearings based and reference based on the survey of "Property Line Adjustment 15 95", Record of Survey No. 5771.

EXCEPTING THEREFROM: The alley in said Block 39, which has not been vacated.

PARCEL 2:

Vacated Lots 1-3 and 18-24 of Block 39, WORDEN TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No: 4008-034CC-01200-000

Key No: 626763

Account No: 4008-034CC-01000-000

Key No: 626790

Account No: 4008-034CC-00900

Key No: 818985

Account No: 4008-034CC-01100

Key No: 818994

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 23rd day of June A.D., 19 98 at 11:15 o'clock A M., and duly recorded in Vol. M98 of Deeds on Page 21854.

By Bernetha G. Letsch, County Clerk
Kathleen Roca



INDEXED
D✓ I✓