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



MTc-13910-65410

Clem J. Pine & Ann J. Pine
2441 Unity Street
Klamath Falls, OR 97603

Grantor's Name and Address
Mike & Catherine Ryser
2531 Unity Street
Klamath Falls, OR 97603

After recording, return to (Name, Address, Zip):
Mike & Catherine Ryser
2531 Unity Street
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Mike & Catherine Ryser
2531 Unity Street
Klamath Falls, OR 97603

Vol M04 Page 88985

State of Oregon, County of Klamath

Recorded 12/29/04 10:49A m

Vol M04 Pg 88985-86

Linda Smith, County Clerk

B, Fee \$ 26 # of Pgs 2

d.

ty.

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Clem J. Pine and Ann J. Pine, Husband and Wife

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Mike Ryser and Catherine Ryser, Husband & Wife

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 ATTACHED EXHIBIT "A"

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

*to adjust lot line

(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.

* Clem J. Pine
* Ann J. Pine

STATE OF OREGON, County of Klamath) ss.

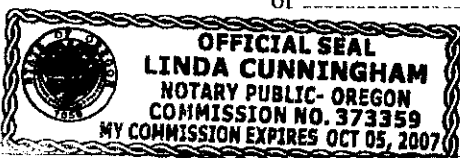
This instrument was acknowledged before me on Dec. 28th, 2004
by Clem J. Pine & Ann J. Pine

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Linda Cunningham
Notary Public for Oregon
My commission expires 10-5-2007

2/6/00 AM

88986

OWNERS

DENNIS ENSOR O.L.S., C.W.R.E.
SANDIE ENSOR

TRU SURVEYING, INC. LINE

2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603
PHONE: (541) 884-3691

JOHN HEATON L.S.I.T.

DECEMBER 13, 2004

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NW1/4 SE1/4 OF SECTION 1, T39S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS PARCEL 2 IN DEED VOLUME M84, PAGE 20,944 OF THE KLAMATH COUNTY DEED RECORDS, FROM WHICH THE CENTER 1/4 CORNER OF SAID SECTION 1 BEARS N34°14'27"W 1065.58 FEET; THENCE S00°00'23"E, ALONG THE EAST LINE OF SAID DEED VOLUME, 18.89 FEET; THENCE S84°47'46"W 76.72 FEET; THENCE N00°00'23"W 25.85 FEET TO A POINT ON THE NORTH LINE OF SAID DEED VOLUME, THENCE EAST 76.40 FEET TO THE POINT OF BEGINNING, CONTAINING 1763 SQUARE FEET, MORE OR LESS.

RESERVING FOR THE PROPERTIES TO THE SOUTH AND EAST AN EASEMENT FOR INGRESS-EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE N84°47'46"E 76.72 FEET; THENCE N00°00'23"W 18.89 FEET; THENCE S82°35'33"W 77.04 FEET; THENCE S00°00'23"E 15.92 FEET.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Dennis A. Ensor

OREGON
JULY 26, 1990
DENNIS A. ENSOR
2442

Dennis A. Ensor

DENNIS A. ENSOR

O.L.S. 2442

EXPIRES 12/31/05