

05 JUL 15 PM 03:04

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After recording return to:  
NFR Property Management, LLC  
2524 Crosby Avenue  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
NFR Property Management, LLC.  
2524 Crosby Avenue  
Klamath Falls, OR 97603

File No.: 7021-569679 (DMC)  
Date: July 14, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 07/15/05 3:04 P m  
Vol M05 Pg 54418-20  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

### STATUTORY QUITCLAIM DEED

**North Star Fitness Corp DBA National Fitness and Racquet Club**, Grantor, releases and quitclaims to **NFR Property Management, LLC**, all rights and interest in and to the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.

The true consideration for this conveyance is **\$1.00**. (Here comply with requirements of ORS 93.030)

Dated this 14 day of July, 2005.

315

54419


APN: 531357

Statutory Quitclaim Deed  
- continued

File No.: 7021-569679 (DMC)  
Date: 07/14/2005

North Star Fitness Corp dba National Fitness  
and Racquet Club


  
By: Jimmy Dale Johnston, President

  
By: Frank Y. Lam, Secretary

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 14 day of July, 2005  
by **Jimmy Dale Johnston and Frank Y. Lam.**



  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2005

**EXHIBIT A****LEGAL DESCRIPTION:****PARCEL 1:**

The North 250 feet of the West 210 feet of Lot 1 in Block 6 of TRACT 1080, WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

**PARCEL 2:**

A tract of land situated in Tract 49, ENTERPRISE TRACTS, a duly recorded subdivision, also being in the NE 1/4 SE 1/4 Section 4, Township 39 South, Range 9 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block 6, Tract 1080, Washburn Park, a duly recorded subdivision, said point being S 47°30'05" W. 692.61 feet from the East 1/4 corner of said Section 4; thence N. 89°55'10" W. 26.85 feet; thence S 00°04'50" W. 50.00 feet; thence along the arc of a curve to the left (central angle = 21°06'45" and radius = 170.00 feet) 62.64 feet; thence along the arc of a curve to the right (central angle = 21°06'45" and radius = 230.00 feet) 64.75 feet to a point on the West line of said Lot 1, Block 6; thence N. 00°04'50" E. 194.08 feet to the point of beginning, with bearings based on said Tract 1080, WASHBURN PARK.

**PARCEL 3:**

The South 169.56 feet of the West 210 feet of Lot 1, Block 6, TRACT 1080, WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.