

Klamath County
305 Main St, Rm 238
Klamath Falls, OR 97601

Grantor's Name and Address

Kent Taylor
5402 Bull Run Cir
Austin, TX 78727

Grantee's Name and Address

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

Kent Taylor
5402 Bull Run Cir
Austin, TX 78727

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

Kent Taylor
5402 Bull Run Cir
Austin, TX 78727

M06-03860

Klamath County, Oregon
03/02/2006 11:27:17 AM
Pages 1 Fee: \$21.00

SPACE RESERVED
FOR
RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Klamath County, a political subdivision of the State of Oregon hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Kent Taylor, 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: A tract of land situated in Government Lots 15, 16, 17 and 18 of Section 10, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, said tract being shown as Lot 3, Parcel No. 5 on filed Survey recorded on February 2, 1970, in Volume M70, Page 783, deed records of Klamath County, Oregon, and being more particularly described as follows: Beginning at the iron pin marking the Southeast corner of Lot 22, Block 10, Second Addition To Nimrod River Park; thence N 88° 44' 43" West a distance of 256.08 feet to a ½" iron pin on the South line of Lot 21, said Block and Addition; thence S 49° 27' 16" West a distance of 320.0 feet to a ½" iron pin marking the true point of beginning of this description; thence continuing S 49° 27' 16" West a distance of 280.0 feet to a ½" iron pin; thence S 40° 32' 14" East a distance of 786.73 feet to a ½" iron pin on the Northerly bank of Sprague River; thence along said Northerly bank N 45° 33' 59" East a distance of 167.66 feet to a 5/8" iron pin; thence N 65° 32' 39" East a distance of 117.31 feet to a ½" iron pin; thence leaving said Northerly bank N 40° 32' 14" West a distance of 807.83 feet, more or less, to the true point of beginning, said tract containing 5.05 acres, more or less. **Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.**

(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 \$4,600.00, ~~*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 March 2, 2006; 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.

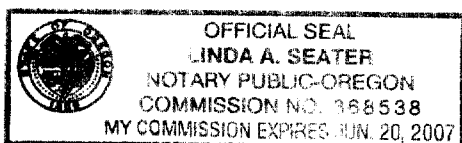
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352 (BALLOT MEASURE 37). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED HEREIN IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352 (BALLOT MEASURE 37).

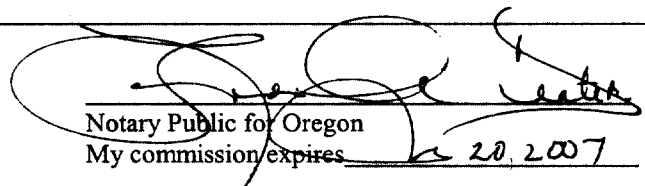

Michael R. Markus

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on _____,
by _____.

This instrument was acknowledged before me on March 2, 2006,
by Michael R. Markus
as Klamath County Surveyor
of the State of Oregon




Notary Public for Oregon
My commission expires 20.2.007

21c 0306-400