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NO PART OF ANY STEVENS-NESS FORM MAY BE RE

MTC - 73881 Mr  
M06-06085

Klamath County, Oregon

03/30/2006 02:47:19 PM

Pages 2 Fee: \$26.00

Tom Vertel + Fred Vertel  
36130 S. Chilgoquin Rd.  
Chilgoquin, OR 97624

Grantor's Name and Address

Train Mountain Museum  
36941 S. Chilgoquin Rd.  
Chilgoquin, OR 97624

Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
Train Mountain Museum  
36941 S. Chilgoquin Rd.  
Chilgoquin, OR 97624

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

NO CHANGE

NAME

TITLE

By \_\_\_\_\_, Deputy.

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Tom Vertel and Fred Vertelhereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Train Mountain Railroad Museumhereinafter 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" attached hereto and made a part hereof

**\*\*The intent of this deed is to extinguish the lease between the parties herein. Said lease was dated August 29, 2001. Memorandum recorded Nov. 5, 2004. Volume: M04, Page: 76070**

(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 \$ \*\*see above. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ~~XX~~ 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 March 29, 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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, 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Tom Vertel

Fred Vertel

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on March 29, 2006 by Tom Vertel + Fred Vertel

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires 12/17/09

2600

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1:

Government Lots 33 and 34, Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3507-00400-01400-000

Key No: 223430

PARCEL 2:

A tract of land situated in Government Lots 3 and 4, Section 9, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the North Line of said Lot 3 and Northerly line of Highway 422; thence North 89° 05' 29" West, 48.76 feet to the Northwest corner of said Lot 3; thence North 89° 02' 23" West on the North Line of said Lot 4, 497.50 feet; thence South 09° 24' 00" East, 317.74 feet to the Northerly line of Highway 422; thence Northeasterly on said Northerly line, 584.70 feet more or less to the point of beginning.

Tax Account No: 3507-00900-00102-000

Key No: 882635