

M06-15006

Klamath County, Oregon

07/26/2006 10:10:11 AM

Pages 3 Fee: \$31.00

John Q. House, Susan F. House Grantor

Ann S. Fairclo  
6261 Juniper Way  
Klamath Falls, OR 9760 Grantee

*O/c* After recording return to: Michael L. Spencer

Until a change is requested,  
all tax statements shall be sent to  
the following address: Grantee

### QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That John Q. House and Susan F. House, hereinafter called grantor, and Ann S. Fairclo, hereinafter called grantee, and unto grantee's heirs, agree:

Whereas, the equitable title to the real property hereinafter described is vested in fee simple in the grantor, subject to the Land Sale Contract recorded in the mortgage records of the county hereinafter named, in Volume No. M93, at page 33428 of the Microfilm Records of Klamath County, Oregon thereof, reference to said records hereby being made, and the notes and indebtedness secured by said Land Sale Contract are now owned by the grantee, on which notes and indebtedness there is now owing and unpaid the sum of \$ 112,386.00, the same being now in default and said Land Sale Contract being now subject to immediate foreclosure, and whereas the grantor, being unable to pay the same, has requested the grantee to accept an absolute deed of conveyance of said property in satisfaction of the indebtedness secured by said Land Sale Contract and the grantee does now accede to said request.

NOW, THEREFORE, for the consideration hereinafter stated (which includes the cancellation of the notes and indebtedness secured by the Land Sale Contract and the surrender thereof marked "Paid in Full" to the first party), the grantor does hereby grant, bargain, sell and convey unto the grantee, his heirs, successors and assigns, all of the following described real property situate in Klamath County, State of Oregon, to-wit:

SEE ATTACHED EXHIBIT "A".

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21<sup>st</sup> day of July, 2006; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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.**

*Susan Fairclo House*

*John Q House*

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named John Q. House and Susan F. House and acknowledge the foregoing instrument to be their voluntary act and deed.

(S E A L)



Before me: *[Signature]*  
Notary Public for Oregon  
My Commission Expires: 1-27-2010

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**Exhibit A**

**PARCEL 1:**

A Parcel of land lying within the NE 1/4 of the SW 1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 30 feet South of the Northeast corner of the SW 1/4 of said Section 12; thence West along the South boundary of the county road 810 feet; thence South 24° 00' East 263 feet; thence South 38° East 310 feet; thence South 49° 00' East 335 feet; thence South 75° 00' East 273 feet; thence due North 778 feet to the point of beginning.

CODE 052 MAP 3910-01200 TL 01400 KEY #596420

**PARCEL 2:**

The W 1/2 of the NE 1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that part of the above described tract lying within the county road and within the "E" Canal right of way.

CODE 052 MAP 3910-01200 TL 00200 KEY #580598

**PARCEL 3:**

The E 1/2 of the NW 1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the following described tracts:

(A) Beginning at a point that bears North 26° 26' 28" East 4289.79 feet from the section corner common to Sections 11, 12, 13 and 14 in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 38° 09' 43" West 96.19 feet; thence South 42° 34' 06" West 757.45 feet to the East line of a road; thence Northerly along said East line of a road to a point that is North 04° 10' 32" West 50.40 feet; thence North 01° 28' 23" West 347.02 feet; thence Northeasterly along the Klamath Irrigation District Canal right of way to a point that is North 32° 17' 45" West 160.44 feet from the point of beginning; thence South 32° 17' 45" East a distance of 160.44 feet to the point of beginning.

(B) Commencing at the Southwest corner of said Section 12; thence North 26° 26' 28" East, 4289.79 feet to a 5/8" iron pin for the true point of beginning; thence South 38° 09' 43" West, 96.19 feet; thence South 42° 34' 06" West, 757.45 feet to the Easterly boundary of Highway No. 140; thence North 78° 19' 50" East 347.66 feet; thence North 37° 59' 30" East, 97.00 feet; thence North 44° 07' 00" East, 607.68 feet; thence North 23° 39' 40" West, 333.83 feet to the Southerly boundary of the Klamath Irrigation District "E" Canal; thence Southwesterly along said boundary to a point that is North 32° 17' 45" West, 160.44 feet from the true point of beginning; thence South 32° 17' 45" East 160.44 feet to the true point of beginning.

(C) Beginning at the Northwest corner of the NE 1/4 NW 1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian, and running thence due South to the Northerly right of way line of Klamath Irrigation District "E" Canal; thence Northeasterly along said right of way line 500 feet; thence Northeasterly to a point on the Northern boundary line of the NE 1/4 NW 1/4, which point lies due East 990 feet from the point of beginning; thence due West 990 feet to the point of beginning.

(D) That part of the above described tract lying within Highway No. 140, North Poe Valley Road and within the "E" Canal right of way.

CODE 052 MAP 3910-01200 TL 00200 KEY #580598

**PARCEL 4:**

A parcel of land situate in the SW 1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point 1120 feet North and 230 feet East of the Southwest corner of Section 12; running thence East 320 feet to the Westerly line of Highway 140; thence Northerly along West line of Highway 140, 115 feet; thence West 395 feet; thence South 110 feet to the point of beginning.

CODE 162 MAP 3910-01200 TL 01500 KEY #596457