

2006-016313

Klamath County, Oregon

Cover Sheet



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08/14/2006 12:26:40 PM

Fee: \$26.00

ORS 205.234

- (1) (a) Quitclaim Deed
(b) Bradley Family Trust B, Grantor
2023 Benson Avenue
Klamath Falls, OR 97601

Brent R Budden, Grantee
1515 South 6th Street
Klamath Falls, OR 97601

- (c) Ellen Dunlap
33727 Coyote Lane
Bonanza, OR 97623

- (d) For good consideration and for the sum of Two Hundred Fifty Thousand Dollars (\$250,000.00).

- OK (e) Until a change is requested, all Tax statements shall be sent to the following Address:

Brent R Budden, Grantee
1515 South 6th Street
Klamath Falls, OR 97601

Property ID Number
R415349

Situs Address: 473 Spring Street
Klamath Falls, OR 97601

Map Tax Lot #
R-3809-033BC-00100-000

Legal Description:

All of Lot 10 and those portions of Lot 8 and 9, Lot 8, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, lying Southerly of the extension of a line running Northeasterly and Southwesterly located in the center of the common wall separating the building located substantially on said Lot 8 and the building located substantially on said Lots 9 and 10, in the County of Klamath, State of Oregon, said line being more particularly described as follows:

Beginning at a point on the West line of Lot 9, said point being South 00 degrees 21' East, a distance of 0.92 feet from the Northwest corner of Lot 9; thence North 89 degrees 20' 48" East along the centerline of said common wall and its Northeasterly and Southwesterly extensions, a distance of 135.20 feet to point on the East line of Lot 8, a distance of 0.04 feet Northwesterly from the Southeast corner of Lot 8.

Neighborhood:

3E23 - RAILROAD (INDUSTRIAL) ADDITION

26 ✓

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 3rd day of February, 2005, by first party, Grantor, Bradley Family Trust B, whose address at time of signing, 2023 Benson Avenue, Klamath Falls, Oregon 97601, to second party, Grantee, Brent Ray Budden, whose address at time of signing, 1515 South 6th Street, Klamath Falls, Oregon 97601.

WITNESSETH, That the said first party, for good consideration and for the sum of Two Hundred Fifty Thousand Dollars (\$250,000.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever all the right, title interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of, Klamath, State of Oregon to wit: building located at 473 South Spring Street, Klamath Falls, Oregon 97601.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year above written. Signed, sealed and delivered in presence of:

Mark Budden
Signature of Witness

Mark Budden
Print name of Witness

Signature of Witness

Print of Witness

John T. Bradley SAC Trustee
Signature of First Party, Grantor

John T. Bradley SAC Trustee
Print name of First Party

Signature of First Party, Grantor

Print name of First Party

STATE OF OREGON
COUNTY OF KLAMATH

On April 29, 2005 before me, appeared John T. Bradley personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Rose Marie Varnum
Signature of Notary



(SEAL)

Affiant ☐ Known ☐ Produced ID

Type of ID _____

Ellen K. Dunlap
Signature of Preparer

Ellen K. Dunlap
Printed name of Preparer

33727 Coyote Ln, Bonanza OR
Address of Preparer 97623