

2006-019036

Klamath County, Oregon

QUITCLAIM DEED



00004380200600190360020026

09/22/2006 10:15:12 AM

Fee: \$26.00

Grantor: Quail Point Estates Home Association
PO Box 7338
Klamath Falls, OR 97602

Grantee: Eldon Powley
708 W Oregon Avenue
Klamath Falls, OR 97601

Consideration: \$100.00 plus other consideration

**After recording,
return to:** Barbara M. Dilaconi
Boivin, Uerlings & Dilaconi, P.C.
803 Main Street, Ste 201
Klamath Falls, OR 97601

KNOW ALL MEN BY THESE PRESENTS, that **Quail Point Estates Home Association**, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto **Eldon Powley**, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land situated in the NW 1/4 of Section 30 and the SW 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being Common Area "E" as shown on the official plat of Tract 1432 - Quail Point Estates and more particularly described as follows:

Beginning at a point on the northerly line of Lake Ridge Drive, said point being the most easterly corner of Lot 20 of said Tract 1432 - Quail Point Estates; thence North 49°32'08" West 25.27 feet; thence North 58°44'24" East 192.07 feet to the southwesterly line of Oregon Avenue; thence along said line South 45°35'51" East 7.17 feet to the northerly line of Lake Ridge Drive; thence along said northerly line South 53°30'00" West 186.70 feet to the point of beginning, containing 2965 square feet, more or less, with bearings based on the plat of Tract 1432 - Quail Point Estates.

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 \$100.00 plus other consideration.

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.

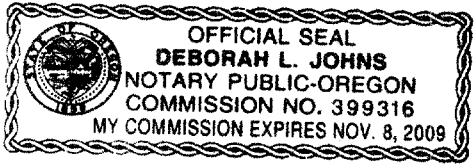
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING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

IN WITNESS WHEREOF, the grantor has executed this 22 day of Sept, 2006; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized thereto by order of its board of directors.

James R Hogue
James R. Hogue, President
Quail Point Estates Home Association

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on 22 September, 2006, by James R. Hogue, President of the Quail Point Estates Home Association.



Deborah L Johns
Notary Public for Oregon
My Commission Expires: 8 Nov 2009