

2006-019394

Klamath County, Oregon



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09/26/2006 03:48:55 PM

Fee: \$31.00

RECORDING REQUESTED BY
And When Recorded Mail to:

Glenn H. Bigness and Shirley G. Bigness
20704 Keno Worden Road
Klamath Falls, OR 97603

MTCTU554

Mail Tax Statements to:

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

Glenn H. Bigness and Shirley G. Bigness
20704 Keno Worden Road
Klamath Falls, OR 97603

Space Above for County Recorder's Use

2338-47

QUITCLAIM DEED

UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, Grantor, (formerly known as Southern Pacific Transportation Company, a Delaware corporation) releases and quitclaims to GLENN H. BIGNESS and SHIRLEY G. BIGNESS, husband and wife as tenants by the entirety, Grantees, and unto their heirs and assigns forever, all right, title and interest in and to the real property (hereinafter the "Property") situated in Klamath County, State of Oregon, as more particularly described in **Exhibit A**, hereto attached and hereby made a part hereof.

EXCEPTING from this quitclaim and RESERVING unto Grantor, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered underlying the Property, including without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to the Grantor, its successors and assigns, but without entering upon or using the surface of the Property, and in such manner as not to damage the surface of the Property, or to interfere with the use thereof by the Grantees, their heirs and assigns.

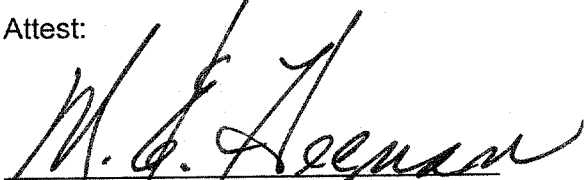
The true and actual consideration for this quitclaim is \$11,000.00.

Except as may be otherwise provided in a written assignment or other written agreement between Grantor and Grantees, Grantor reserves all income (including, without limitation, rentals, license fees and royalties) from any existing license and other existing rights to use the Property and renewals thereof granted by Grantor or Grantor's predecessors in interest. Grantees agree that if Grantees receive any such income, Grantees will promptly forward the income to Grantor.

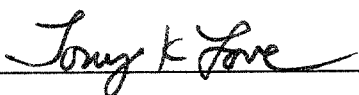
3/00

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 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.

DATED this 15th day of September, 2006.

Attest:

Assistant Secretary

UNION PACIFIC RAILROAD COMPANY

By: 
Title: Assistant Vice President - Real Estate

(Seal)

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On September 15, 2006, before me, LISA L. BURNSIDE, Notary Public in and for said County and State, personally appeared TONY K. LOVE and M. E. HEENAN who are the ASSISTANT VICE PRESIDENT - REAL ESTATE and the Assistant Secretary, respectively, of Union Pacific Railroad Company, a Delaware corporation, and who are personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to in the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

(Seal) 


Notary Public

**Exhibit A to Quitclaim Deed
Union Pacific Railroad Company
Klamath County, Oregon**

A tract of land in the Northeast Quarter of the Northwest Quarter (N.E. $\frac{1}{4}$ of N.W. $\frac{1}{4}$) of Section 4, Township 41 South, Range 8 East, Willamette Base & Meridian, Klamath County, Oregon, being one of the several parcels of land described in the deed dated September 5, 1908 from Frank H. Downing and Hattie M. Downing, husband and wife, Thomas J. Downing and Alice H. Downing, to the California Northeastern Railway Company, predecessor to Union Pacific Railroad Company, the said instrument having been filed for record in Klamath County, Oregon Deed Records on October 19, 1908 and duly recorded in Volume 25 of Deeds on Page 154, the tract to be described hereby being bounded:

(i) northerly and easterly by the respective north and east lines of the said Northwest Quarter (N.W. $\frac{1}{4}$) of Section 4; and

(ii) southwesterly by the northeasterly boundary of that same 100 foot wide strip of land described in the deed dated May 10, 1907 from the said Frank H. Downing et al. to the said Railway Company, recorded in Klamath County, Oregon Deed Records on June 7, 1907 in Volume 22 of Deeds on Page 549.

The said tract containing 3.743 acres more or less, situate in the said Klamath County, Oregon.

End of Exhibit A to Quitclaim Deed

**Folder No. 2338-47
August 11, 2006**