

2006-020974

Klamath County, Oregon



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10/19/2006 08:28:19 AM

Fee: \$26.00

AFTER RECORDING RETURN TO:

Daniel A. Ritter, P.C.  
530 Center Street NE, Suite 700  
Salem, OR 97301-3740

MAIL TAX STATEMENTS TO:

Gary D. and Janis E. Crouch, Trustees  
Gary D. Crouch and Janis E. Crouch  
Joint Revocable Trust  
585 Justice Street SE  
Salem, OR 97302

**QUITCLAIM DEED**

GARY D. CROUCH and JANIS E. CROUCH, hereinafter called the Grantor, does hereby remise, release, and quitclaim unto GARY D. CROUCH AND JANIS E. CROUCH, TRUSTEES OF THE GARY D. CROUCH AND JANIS E. CROUCH JOINT REVOCABLE TRUST, hereinafter called Grantee, and unto Grantee's successors and assigns all of Grantor's right, title, and interest in that certain real property which is described below, together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This deed is executed to partially fund a trust of Grantor, and the true and actual consideration stated in terms of dollars is NONE.

The real property is situated in the county of Klamath, and state of Oregon, and is described as follows, to wit:

**Parcel 1:**

(R881664 and R531277)

Parcel 1 of Land partition 74-96 as revised by PLA'S 8-97 and 32-98

A tract of land being Parcel 1 of Land Partition 74-96 as revised by Property Line Adjustments 8-97 and 32-98, situated in the NE 1/4 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian also known as a portion of Lot 2, Block 2 Washburn Park, Tract 1080, more particularly described as follows:

Beginning at the Northeast corner of said Parcel 1 as revised by Property Line Adjustment 8-97; thence S. 00°03'30" W. 93.83 feet to the Northeast corner of Parcel 1 of Minor Land Partition 12-86; thence N. 89°56'30" W. along the North line of said Parcel 1 of Minor Land Partition 12-86 and it's extension, 373.02 feet; thence N. 00°03'30" E. 93.83 feet to a point on the South line of said Parcel 1 as revised by Property Line Adjustment 8-97; thence S. 89°56'30" E. 373.02 feet to the point of beginning.

**Parcel 2:**

(R531197)

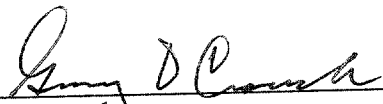
Parcel 3 of Land Partition 74-96 in Parcel 1 of Partition 68-92 in the E 1/2 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian.

To Have and To Hold the same unto the said Grantee and Grantee's successors and assigns forever.

The following is the notice as required by Oregon law: "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."

In construing this deed and where the context so requires, the singular includes the plural.

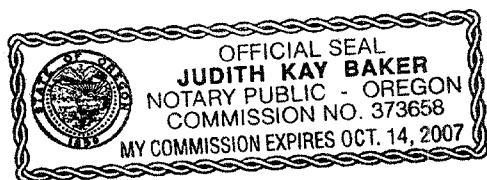
DATED this 12 day of October, 2006.

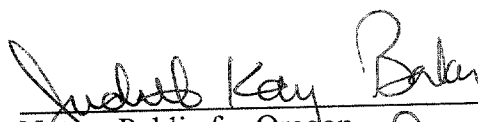
  
\_\_\_\_\_  
Gary D. Crouch

  
\_\_\_\_\_  
Janis E. Crouch

STATE OF OREGON            )  
                                      ) ss.  
County of Marion         )

On this 12 day of October, 2006, before me personally appeared the above named GARY D. CROUCH and acknowledged the foregoing instrument to be his voluntary act and deed.

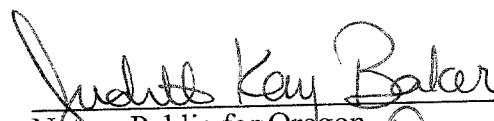


  
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Notary Public for Oregon  
My Commission Expires: Oct 14, 2007

STATE OF OREGON            )  
                                      ) ss.  
County of Marion         )

On this 12 day of October, 2006, before me personally appeared the above named JANIS E. CROUCH and acknowledged the foregoing instrument to be her voluntary act and deed.



  
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Notary Public for Oregon  
My Commission Expires: Oct 14, 2007