

GRANTOR

KIT COLLERY SEPUT
211 Trinity
Klamath Falls, OR 97601

GRANTEE

BENJAMIN WALTER SEPUT
201 Jefferson
Klamath Falls, OR 97601

After recording, return to:

BENJAMIN WALTER SEPUT
201 Jefferson
Klamath Falls, OR 97601

Until requested otherwise, all tax statements to:

BENJAMIN WALTER SEPUT
201 Jefferson
Klamath Falls, OR 97601

2006-021281

Klamath County, Oregon



00006990200600212810010014

10/24/2006 08:27:05 AM

Fee: \$21.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that KIT COLLERY SEPUT, hereinafter called Grantor, for the consideration stated, does hereby remise, release and forever quitclaim until BENJAMIN WALTER SEPUT, hereinafter called Grantee, and onto 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 any way appertaining, situated in Klamath County, State of Oregon described as follows, to-wit:

Ewauna Heights, Block 16, Lot 4 and 5 portions commonly known as 201 Jefferson, Klamath Falls, Oregon, and more particularly:

Parcel 1: A portion of Lot 5, Block 16, Ewauna Heights Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

The Southeasterly 60 feet of Lot 5, being the portion of said Lot 5 lying Southeasterly of a line drawn 50 feet Southeasterly of and parallel to the Northwesternly line of said Lot 5.

Parcel 2: A portion of Lot 4, Block 16, Ewauna Heights Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Southerly corner of Lot 4, Block 16, Ewauna Heights Addition to the City of Klamath Falls, Oregon; thence Northwesternly along the Westerly line of said Lot 4, 110 feet to the Southerly line of said alley in said Block 16; thence Northeasterly along the Southerly line of said alley, 15 feet; thence Southeasterly parallel to the Westerly line of said Lot 4, 37 feet; thence Northeasterly parallel to the Southerly side of said Lot 4, 3 feet; thence Southeasterly parallel to the Westerly line of said Lot 4, 73 feet to the Southerly line of said Lot 4; thence Southwesterly along the Southerly line of said Lot 4, 18 feet to the point of beginning.

To Have and to Hold the same until Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$7,300.

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.

IN WITNESS WHEREOF, the Grantor has executed this instrument on 10/23/06; if Grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 OF 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.

STATE OF OREGON, County of Klamath) ss

This instrument was acknowledged before me on 10/23/06 by KIT SEPUT

NOTARY PUBLIC FOR OREGON

My Commission Expires: 11/02/08



OFFICIAL SEAL
NATHELE M. GITNES
NOTARY PUBLIC-OREGON
COMMISSION NO. 386476
MY COMMISSION EXPIRES NOV. 2, 2008