

2006-021519
Klamath County, Oregon



10/25/2006 03:33:19 PM

Fee: \$36.00

MITC 7/10/04
COVER PAGE FOR OREGON DEEDS

Grantor: William J. Bedient, an unmarried man, and Sabrina Whichard, an unmarried woman, who acquired title as husband and wife, with rights of survivorship

Grantor's Mailing Address: 36767 Modoc Point Road, Chiloquin, Oregon 97624

Grantee: William J. Bedient, an unmarried man

Grantees Mailing Address: 36767 Modoc Point Road, Chiloquin, Oregon 97624

Type of Document to be Recorded: QUITCLAIM DEED

Consideration: The true consideration for this conveyance is: \$0.00, OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Deed: Recorded _____; BK _____, PG _____, Doc. No. _____

Until a change is requested, all Tax Statements shall be sent to the following address:

William J. Bedient
36767 Modoc Point Road
Chiloquin, Oregon 97624

After Recording Return To:

William J. Bedient
36767 Modoc Point Road
Chiloquin, Oregon 97624

Prepared By:

Daniel S. Margolin
621 SW Morrison Street
Portland, OR 97205

300

WJ B 10-19-06

QUITCLAIM DEED

TITLE OF DOCUMENT

William J. Bedient, an unmarried man, and Sabrina Whichard, an unmarried woman, who acquired title as husband and wife, with rights of survivorship, Grantor, releases and quitclaims to William J. Bedient, an unmarried man, Grantee, all right title and interest in and to the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Tax Account No.: 3507-007BA-00300-00

Prior Recorded Document Reference: Deed: Recorded _____; BK _____, PG _____, Doc. No. _____

Subject To: 1. Taxes for the Current fiscal year, a lien now due and payable.
2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

Consideration: The true consideration for this conveyance is: \$0.00, OTHER VALUE WAS THE WHOLE CONSIDERATION

This deed is made pursuant to a Divorce Decree dated Nov. 1 2004 in Washington case no. 04.3.02380-1 in accordance with the _____, Grantor releases all right, title and interest in and to the above described property.

Dated this 19th day of October, 2006. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

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.

William J. Bedient
William J. Bedient

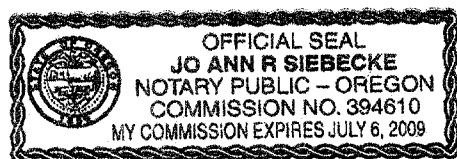
STATE OF OREGON
COUNTY OF KLAMATH

ss

This instrument was acknowledged before me this 19th day of OCTOBER, 2006, by **William J. Bedient**.

Before Me: Jo Ann R. Siebecke
NOTARY PUBLIC - STATE OF OREGON
My Commission Expires: 07-06-2009

NOTARY STAMP/SEAL



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.

Sabrina Bedient AKA Sabrina Whichard
Sabrina Bedient AKA Sabrina Whichard

STATE OF WA
COUNTY OF Spokane

SS

This instrument was acknowledged before me this 13th day of Oct, 2006, by Sabrina Whichard.

Bedient AKA Sabrina Whichard

Before Me:

Wendy S. Clarke
NOTARY PUBLIC - STATE OF OREGON

My Commission Expires: 12-9-06

NOTARY STAMP/SEAL

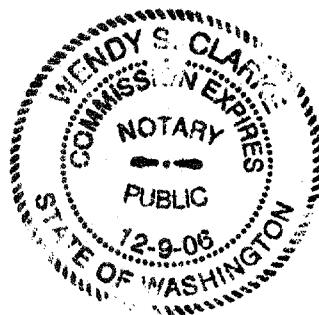


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I

ALL THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN KLAMATH COUNTY, OREGON.

A TRACT OF LAND SITUATED IN GOVERNMENT LOT 3, SECTION 7, TOWNSHIP 35, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FROM WHICH THE NORTH ONE QUARTER CORNER OF SAID SECTION 7 BEARS NORTH A DISTANCE OF 200.00 FEET AND EAST A DISTANCE OF 319.1 FEET; THENCE SOUTH A DISTANCE OF 100.0 FEET TO AN IRON PIN; THENCE WEST PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 7 A DISTANCE OF 264.2 FEET TO THE EAST BOUNDARY OF STATE HIGHWAY #427; THENCE NORTH 00 DEGREES 41' WEST ALONG THE EAST BOUNDARY OF STATE HIGHWAY #427 A DISTANCE OF 100.0 FEET; THENCE EAST PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 7 A DISTANCE OF 265.3 FEET MORE OR LESS TO THE POINT OF BEGINNING.

ALSO A TRACT OF LAND SITUATED IN GOVERNMENT LOT 3, SECTION 7, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FROM WHICH THE NORTH ONE QUARTER CORNER OF SAID SECTION 7 BEARS NORTH A DISTANCE OF 300.00 FEET AND EAST A DISTANCE OF 319.1 FEET; THENCE SOUTH A DISTANCE OF 100.0 FEET TO AN IRON PIN; THENCE WEST PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 7 A DISTANCE OF 263.0 FEET TO THE EAST BOUNDARY OF STATE HIGHWAY #427; THENCE NORTH 00 DEGREES 41' WEST ALONG THE EAST BOUNDARY OF STATE HIGHWAY #427 A DISTANCE OF 100.0 FEET; THE EAST PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 7 A DISTANCE OF 264.2 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH SAID EASEMENT AS DISCLOSE IN DEED RECORDED MAY 6, 1970 IN VOLUME M70, PAGE 3599, MICROFILM RECORDS KLAMATH COUNTY, OREGON.

TOGETHER WITH THE RIGHT OF EGRESS AND INGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND SITUATED IN GOVERNMENT LOT 3, SECTION 7, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BOUNDARY OF STATE HIGHWAY #427 FROM WHICH THE NORTH ONE QUARTER CORNER OF SAID SECTOR 7 BEARS NORTH 00 DEGREES 41' WEST A DISTANCE OF 400.00 FEET AND EAST A DISTANCE OF 586.8 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF ABOVE DESCRIBED TRACT; THENCE SOUTH 00 DEGREES 41' EAST WITH THE

EAST BOUNDARY OF STATE HIGHWAY #427 A DISTANCE OF 98.0 FEET TO AN IRON PIN; THENCE EAST A DISTANCE OF 35.0 FEET; THENCE NORTH 00 DEGREES 41' WEST PARALLEL WITH THE EAST BOUNDARY OF STATE HIGHWAY #427 A DISTANCE OF 98.0 FEE; THENCE WEST A DISTANCE OF 35.0 FEET TO THE POINT OF BEGINNING.

WAB

10-19-06