

2007-004128

Klamath County, Oregon



00017041200700041280030037

03/13/2007 10:10:59 AM

Fee: \$31.00

Cover Sheet

ORS 2005.234

- (1) (a) Quitclaim Deed  
(b) Bradley Family Trust B, Grantor  
2023 Benson Avenue  
Klamath Falls, OR 97601

Brent R. Budden, Grantee  
1515 South 6<sup>th</sup> Street  
Klamath Falls, OR 97601

- (c) Ellen K. Dunlap  
33727 Coyote Lane  
Bonanza, OR 97623

- (d) For good consideration and for the sum of Two Hundred Thousand Dollars  
(\$200,000.00).

- (e) Until a change is requested, all Tax statements shall be sent to the following  
Address:

Brent R. Budden, Grantee  
1515 South 6<sup>th</sup> Street  
Klamath Falls, Or 97601

**Property ID Number**  
R415349

**Situs Address:**  
473 South Spring Street  
Klamath Falls, OR 97601

**Map Tax Lot #**  
R-3809-033BC-00100-000

**Legal Description:**

All of Lot 10 and those portions of Lots 8 & 9, Block 8. RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, lying Southerly of the extension of a line running Northeasterly and Southwesterly located in the center of the common wall separating the building located substantially on said Lot 8 and the building located substantially on said Lots 9 and 10, in the County of Klamath, State of Oregon, said line being more particularly described as follows:

Beginning at a point on the West line of Lot 9, said point being South 00 degrees 21' East a distance of 0.92 feet from the Northwest corner of Lot 9; thence North 89 degrees 20' 48" East along the centerline of said common wall and its Northeasterly and Southwesterly extensions, a distance of 135.20 feet to a point on the East line of Lot 8, a distance of 0.04 feet Northwesterly from the Southeast corner of Lot 8.

**Neighborhood:**  
3E23-RAILROAD (INDUSTRIAL) ADDITION

*Rerecording due to legal discription  
error. Corrected Block. Reference #2006-016313*

2006-016313

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- (c) Ellen Dunlap  
33727 Coyote Lane  
Bonanza, OR 97623

- (d) For good consideration and for the sum of Two Hundred Fifty Thousand Dollars (\$250,000.00).

- o/c* (e) Until a change is requested, all Tax statements shall be sent to the following Address:

Brent R Budden, Grantee  
1515 South 6<sup>th</sup> Street  
Klamath Falls, OR 97601

**Property ID Number**  
R415349

**Situs Address:** 473 Spring Street  
Klamath Falls, OR 97601

**Map Tax Lot #**  
R-3809-033BC-00100-000

**Legal Description:**

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**Neighborhood:**

3E23 – RAILROAD (INDUSTRIAL) ADDITION

*26 ✓*

## QUITCLAIM DEED

**THIS QUITCLAIM DEED**, Executed this 3rd day of February, 2005, by first party, Grantor, Bradley Family Trust B, whose address at time of signing, 2023 Benson Avenue, Klamath Falls, Oregon 97601, to second party, Grantee, Brent Ray Budden, whose address at time of signing, 1515 South 6<sup>th</sup> Street, Klamath Falls, Oregon 97601.

**WITNESSETH**, That the said first party, for good consideration and for the sum of Two Hundred Fifty Thousand Dollars (\$250,000.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever all the right, title interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of, Klamath, State of Oregon to wit: building located at 473 South Spring Street, Klamath Falls, Oregon 97601.

**IN WITNESS WHEREOF**, The said first party has signed and sealed these presents the day and year above written. Signed, sealed and delivered in presence of:

Mark Budden  
Signature of Witness

Mark Budden  
Print name of Witness

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Print of Witness

[Signature] Sec Trustee  
Signature of First Party, Grantor

JOHN T. BRADLEY Sec Trustee  
Print name of First Party

\_\_\_\_\_  
Signature of First Party, Grantor

\_\_\_\_\_  
Print name of First Party

STATE OF OREGON  
COUNTY OF KLAMATH

On April 29, 2005 before me, appeared John T. Bradley personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Rose Marie Varnum  
Signature of Notary



(SEAL)

Affiant ☐ Known ☐ Produced ID

Type of ID \_\_\_\_\_

Ellen K. Dunlap  
Signature of Preparer

Ellen K. Dunlap  
Printed name of Preparer

33727 Coyote Ln, Bonanza OR  
Address of Preparer 97623