

ES NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

MTC 78895-KR

2007-011028
Klamath County, Oregon



06/19/2007 11:36:35 AM

Fee: \$36.00

Kim R. Franco
2415 Eberlien Ave
Klamath Falls, Or 97601
Prakash Patel & Paresh Patel
P O Box 41160
San Jose, Ca 95120

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Kim R. Franco
2415 Eberlien Ave
Klamath Falls, Or 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Prakash Patel & Paresh Patel
P O Box 41160
San Jose, CA 95120

SPACE F
F
RECORE

i.
y.

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Kim R. Franco

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Prakash Patel and Paresh Patel hereinafter called grantee, and unto 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:

Extinguish Lease recorded April 26, 1999 as Volume M99, Page 15358.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

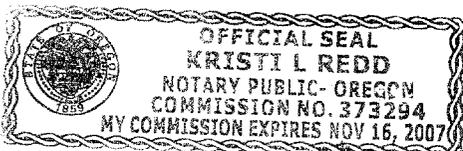
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on June 18, 2007; 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Kim R. Franco
Kim R. Franco

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on June 18, 2007
by Kim R. Franco
This instrument was acknowledged before me on
by Kim R. Franco
as
of



Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/2007

30-

FORM No. 43-LEASE, ASSIGNMENT OF...

Aspen Title # 92049293

'99 APR 26 P3:18 ASSIGNMENT OF LEASE Vol. 1199 Page 15358

KNOW ALL MEN BY THESE PRESENTS, That RILEY C. MATTSON Assignor, for value received hereby assigns unto KIM R. FRANCO Assignee the lessor/lessee's (indicate which) interest in that certain lease made by NATIONAL ADVERTISING COMPANY/LESSEE ** in which RILEY C. MATTSON/LESSOR is lessor/lessee (indicate which) dated FEBRUARY 28, 1996 and covering the following described premises, to-wit:

2423 S. 6TH, KLAMATH FALLS, OR 97601 AND MORE PARTICULARLY DESCRIBED IN LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

** AND SUBSEQUENTLY ASSIGNED TO OUTDOOR SYSTEMS.

To Have and to Hold the same unto said Assignee and assigns from APRIL 26, 1999 for all the rest of the term of said lease, subject to the covenants, conditions and provisions therein mentioned. The rents provided for in said lease are paid to and including JUN 1, 1999. AND the Assignor hereby covenants that the interest in said lease hereby assigned is free from encumbrances. In construing this assignment and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the assignor has executed this instrument on April 23, 1999. If a corporate assignor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by its board of directors.

Riley C. Mattson RILEY C. MATTSON



STATE OF OREGON, County of Washington This instrument was acknowledged before me on April 23, 1999, by Riley C. Mattson This instrument was acknowledged before me on _____, 19____, by _____ as _____ of _____

Notary Public for Oregon My commission expires May 21, 1999

After Recording: Kim R. Franco 2434 So. 6th St. Klamath Falls, OR. 97601

That certain piece or parcel of land in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

Beginning at a point on the Northernly boundary of Tract 805, ENTERPRISE TRACTS, which point is South 55 degrees 08' East a distance of 225 feet from the most Northernly corner of said Tract 805, and which point of beginning is the Northernly corner of a parcel of land deeded by Ralph W. Stearns to S. Marie Stearns, and recorded in Book 105 at Page 93, Deed Records of Klamath County, Oregon; thence South 55 degrees 18' East, along the Northernly boundary of said Tract 805, a distance of 50 feet; thence South 34 degrees 52' West at right angles to said Northernly boundary a distance of 200 feet; thence North 55 degrees 08' West parallel to said Northernly boundary, a distance of 135.6 feet, more or less, to the Westernly boundary of said Tract 805; thence North along said Westernly boundary a distance of 85.32 feet, more or less, to the Southernly corner of a parcel of land deeded by R. H. Bunnell to Kate Fales and recorded in Book 106 at Page 286, Deed Records of Klamath County, Oregon; thence South 55 degrees 08' East, parallel to said Northernly boundary a distance of 134.4 feet to the Southeastly corner of said S. Marie Stearns property; thence North 34 degrees 52' East 130 feet to the point of beginning, being a portion of said Tract 805.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded June 26, 1946 in Book 191 at Page 240, Deed Records of Klamath County, Oregon.

PARCEL 2:

Beginning at a point on the Southwesterly boundary line of the right of way of the Dalles-California Highway from which the intersection of the said boundary line with the Section line marking the boundary between Sections 3 and 4, Township 39 South, Range 9 East of the Willamette Meridian bears South 55 degrees 52' East 570.0 feet distant, running thence South 34 degrees 08' West at right angles to the said boundary line 130.0 feet; thence North 55 degrees 52' West, parallel with the said boundary line 100.00 feet; thence North 34 degrees 08' East 130.0 feet, to a point in the said boundary line; thence South 55 degrees 52' East, along the said boundary line 100.0 feet to the point of beginning, and being a portion of Tract 805 of the ENTERPRISE TRACTS.

Continued on next page

EXHIBIT 'A'

15359

EXHIBIT "A" CONTINUED

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 22, 1943 in Book 155 at Page 380, Deed Records of Klamath County, Oregon.

CODE 1 MAP 3909-4AA TL 5800

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 26th day of April A.D. 1999 at 3:18 o'clock P. M., and duly recorded in Vol. M99 of Deeds on Page 15358

FEE \$40.00

by Linda Smith Linda Smith, County Clerk