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08/22/2007 03:49:47 PM

Fee: \$31.00

This space

**GRANTOR:**

JWTR, LLC

**GRANTEE:**

Bonanza Rural Fire Protection District  
PO Box 296  
Bonanza, OR 97623

Until a change is requested, all tax  
statements shall be sent to Grantee at the  
following address:

Bonanza Rural Fire Protection District  
PO Box 296  
Bonanza, OR 97623

**QUITCLAIM DEED**

JWTR, LLC, an Oregon limited liability company, hereby conveys, releases and quitclaims to Bonanza Rural Fire Protection District, and its heirs, successors, and assigns, all of its right, title and interest, if any, in and to the real property situated in the County of Klamath, State of Oregon and particularly described on Exhibit A attached hereto.

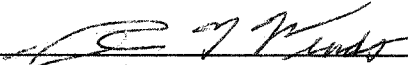
The true and actual consideration for this transfer is \$10.00 and other good and valuable consideration.

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.

DATED: August \_\_, 2007

**GRANTOR:**


JWTR, LLC

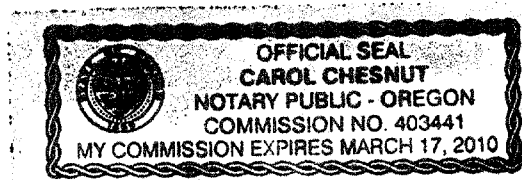
By:   
Richard Wendt

Its: President

STATE OF OREGON            )  
  ) ss.  
COUNTY OF KLAMATH    )

On the 20 day of August 2007, before me, the undersigned, personally appeared Richard Wendt, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual executed the instrument.

  
Notary Public State of Oregon  
Originally Qualified in the County of Klamath  
My commission expires: 3-17-2010



## EXHIBIT A

### LEGAL

A parcel of land located in the SE 1/4 NE 1/4 of Section 35, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon containing 1.05 acres, more or less, and being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Langell Valley Irrigation District's West Canal, from which point the 1/4 section corner common to Sections 26 and 35, T. 40S., R. 13E., W.M. bears North  $52^{\circ} 29' 48''$  West 2808.59 feet distant; thence following said right-of-way line 75.04 feet along the arc of a 133.20 foot radius curve to the left, the long chord of which bears South  $42^{\circ} 55' 35''$  East 74.06 feet to the end of said curve; thence, continuing along said right-of-way line South  $59^{\circ} 04' 00''$  East 214.41 feet; thence 273.95 feet along the arc of a 347.90 foot radius curve to the right, the long chord of which bears South  $36^{\circ} 30' 30''$  East 266.93 feet to the end of said curve at its intersection with the westerly right-of-way line of the West Langell Valley Road; thence along said road right-of-way line North  $13^{\circ} 57' 00''$  West 161.18 feet; thence 175.60 feet along the arc of a 746.20 foot radius curve to the right, the long chord of which bears North  $7^{\circ} 12' 30''$  West 175.20 feet; thence North  $0^{\circ} 28' 00''$  West 48.75 feet; thence leaving said road right-of-way, West 331.93 feet to the point of beginning; excepting therefrom any portion lying East of the East line of said Section 35.

RESERVING UNTO GRANTOR A 30 FOOT WIDE PERPETUAL EASEMENT ALONG THE NORTHERLY BOUNDARY OF THE HEREIN DESCRIBED PROPERTY FOR INGRESS AND EGRESS