

EST

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



MTC80703-PS

2007-017423

Klamath County, Oregon



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10/05/2007 03:49:54 PM

Fee: \$31.00

Morris L. Hooper &amp; Alice F. Hooper

6273 Highway 39

Klamath Falls, OR 97603

Grantor's Name and Address

Clifford W. McKoen &amp; Bertha

M. McKoen, Trustees

24219 Old Malin Hwy., Malin, OR

Grantee's Name and Address 97632

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

Clifford W. McKoen &amp; Bertha

M. McKoen, Trustees

24219 Old Malin Hwy., Malin, OR 97632

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

Clifford W. McKoen &amp; Bertha

M. McKoen, Trustees

24219 Old Malin Hwy., Malin, OR

97632

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that MORRIS L. HOOPER and ALICE F. HOOPER

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto CLIFFORD W. MCKOEN &amp; BERTHA M. McKoen, Trustees of the McKoen Family Trust u.a.d.

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THE INTENT OF THIS QUITCLAIM DEED IS TO EXTINGUISH AN EASEMENT RECORDED IN VOLUME M73, PAGE 13140, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, AND TO RESERVE THE EASEMENT RECORDED IN VOLUME M80, PAGE 8237 (RE-RECORDED IN VOLUME M80, PAGE 8809) MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

(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 \$ NONE. <sup>Ⓢ</sup> 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. <sup>Ⓢ</sup> (The sentence between the symbols <sup>Ⓢ</sup>, 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 October 5, 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 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.

MORRIS L. HOOPER

ALICE F. HOOPER

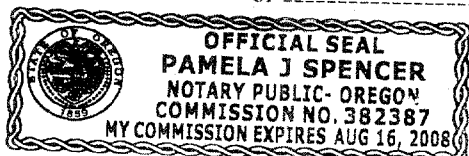
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on October 5, 2007by Morris L. Hooper & Alice F. Hooper

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires 8/16/2008

3/AMT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

That portion of the NW1/4 NW1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the East right of way line of The Dalles-California Highway (Highway 97) which lies 30 feet East and 320 feet South of the Northwest corner of said Section 19; said point being the Southwest corner of Parcel 2 in deed to G. Keith Moon and wife, by deed recorded June 23, 1944, in Deed Book 166, page 303, Deed Records of Klamath County, Oregon; thence East along the South line of said Parcel 2 of said Moon Tract a distance of 435.6 feet to the Southeast corner thereof; thence South and parallel to the West line of said Section 19 to the North line of the U.S.R.S. Dixon Drain; thence Westerly following the North line of said drain to its intersection with the East line of said highway; thence North along said highway to the point of beginning.

**PARCEL 2:**

That portion of the NW1/4 NW1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

A strip of land 20 feet wide described as follows:

Beginning at a point on the East right of way line of The Dalles-California Highway (Highway 97) which lies 30 feet East and 300 feet South of the Northwest corner of said Section 19, and running thence East along the South line of that certain tract of land described on page 270 in Volume 100, Deed Records of Klamath County, Oregon, a distance of 435.6 feet to a point; thence South parallel to the West line of said Section 19, a distance of 20 feet to a point; thence West, a distance of 435.6 feet to a point on the East right of way line of The Dalles-California Highway; thence North along the East line of The Dalles-California Highway, a distance of 20 feet to the point of beginning.

EXCEPTING FROM said Parcels 1 and 2 that portion thereof conveyed to the State of Oregon, by and through its Department of Transportation by Deed recorded May 23, 2005 in Volume M05, page 37518, Microfilm Records of Klamath County, Oregon, described as follows:

A parcel of land lying in the NW1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of that property described in that Bargain and Sale Deed to Clifford and Bertha M. McKoen, Trustees, recorded in Book M90, page 6244, Microfilm Records of Klamath County, Oregon; the said parcel being that portion of said property included in a strip of land 18.000 meters in width, lying on the Easterly side of the centerline of the relocated Klamath Falls – Malin Highway, which centerline is described as follows:

Beginning at Engineer's center line Station 0+000.000, said station being located at the quarter corner common to Section 13, Township 39 South, Range 9 East of the Willamette Meridian and Section 18, Township 39 South, Range 10 East of the Willamette Meridian; thence South 0° 01' 10" West along the West line of said Section 18 to Engineer's center line Station 0+810.028, said station being located at the Southwest corner of said Section 18; thence South 0° 36' 54" West to Engineer's Station 1+618.086;

(Legal Description Continued)

thence South 0° 18' 18" West to Engineer's Station 2+451.692, said station being located at the Southwest corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian.

Bearings are based on County Survey No. 6981, filed May 19, 2004, Klamath County, Oregon.

This parcel of land contains 512 square meters, more or less, outside the existing right of way.