

2008-000702

Klamath County, Oregon



00038638200800007020030037

01/16/2008 02:53:01 PM

Fee: \$31.00



THIS SPAC

After recording return to:
Daniel Collins
905 Main ST 6th Floor
Klamath Falls, OR.
97601

Until a change is requested all tax statements
shall be sent to the following address:
Daniel Collins
SAME AS ABOVE

2008-021

File No.: ~~7029-1149131~~ (BR)

Date: December 27, 2007

STATUTORY QUITCLAIM DEED

Aaron A. Powless, Grantor, releases and quitclaims to **Daniel Collins**, all rights and interest in and to the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$Other than money**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated this 15th day of JANUARY, 2008.

Aaron A. Powless

F31-

APN: R409828

Statutory Quitclaim Deed
- continued

File No.: 7029-1149131 (BR)
Date: 12/27/2007

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this

15th day of January, 2008

by **Aaron A. Powless.**



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

EXHIBIT A**LEGAL DESCRIPTION:**

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7; THENCE WEST ALONG THE SOUTH LINE OF LOT 7, 160 FEET TO THE SOUTHWEST CORNER; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 6 AND 7, 44.5 FEET TO NORTHWEST CORNER OF LOT 6; THENCE NORTHEASTERLY ALONG NORTHWESTERLY LINE OF LOT 6, 23 FEET; THENCE SOUTHEASTERLY ON A LINE RADIAL TO THE CURB OF CALIFORNIA AVENUE AT A POINT 28.35 FEET SOUTH FROM THE INTERSECTION OF THE WEST LINE OF CALIFORNIA AVENUE WITH THE SOUTHWEST LINE OF GOBI STREET A DISTANCE OF 158.5 FEET; THENCE SOUTH ALONG WEST LINE OF CALIFORNIA AVENUE A DISTANCE OF 39 FEET TO THE POINT OF BEGINNING BEING PORTIONS OF LOTS 6 AND 7 IN BLOCK 106 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

RESERVING A STRIP 4 FEET WIDE OFF THE NORTHERLY SIDE OF SAID PREMISES TO BE USED WITH A SIMILAR 4 FOOT STRIP OFF THE SOUTHERLY SIDE OF THE PREMISES ADJOINING SAID NORTHERLY SIDE AS A COMMON AUTOMOBILE DRIVEWAY AS SET OUT MORE FULLY; IN DEED RECORDED IN BOOK 93, PAGE 235, DEED RECORDS OF KLAMATH COUNTY, OREGON.

ALSO EXCEPTING FROM SAID REAL PROPERTY THAT PORTION THEREOF CONVEYED TO THE STATE OF OREGON BY DEED DATED SEPTEMBER 24, 1956 AND RECORDED SEPTEMBER 28, 1956 IN BOOK 287, PAGE 68, DEED RECORDS OF KLAMATH COUNTY, OREGON.