

2008-002929

Klamath County, Oregon

QUITCLAIM DEED



00041358200800029290020029

03/07/2008 03:10:48 PM

Fee: \$26.00

Grantor: Robert Frank Davis  
8545 Hwy 140 E.  
Klamath Falls, OR 97603

Grantee: JWK Development, LLC.  
4360 Hwy 39  
Klamath Falls, OR 97603

Consideration:

After recording, return and send tax payments to: JWK Development, LLC.  
4360 Hwy 39  
Klamath Falls, OR 97603

KNOW ALL MEN BY THESE PRESENTS, that Robert Frank Davis, aka Frank Davis, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto JWK Development, LLC, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit 1, attached hereto and incorporated by this reference.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is: \$ 0

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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

IN WITNESS WHEREOF, the grantor has executed this instrument this 6 day of MARCH, 2008; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized thereto by order of its board of directors.

Robert Frank Davis

STATE OF OREGON     )  
County of Klamath     ) SS

This instrument was acknowledged before me on March 6, 2008



Notary Public for Oregon  
My Commission Expires: 5-16-08

## EXHIBIT 1

### Parcel 1:

Lot 3 in Block 1 and the vacated portion of Farmers Way adjoining said Lot 3 on the East and that portion of Lot 2 in Block 1, all in Kerns Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, said Lot 2 being more particularly described as follows: Beginning at the Southwest corner of Lot 2; thence North along the Westerly line of Lot 2 a distance of 60 feet to a point; thence Easterly and parallel to the Southerly line of said Lot 2 a distance of 267.34 feet to a point; thence South parallel to the Westerly line of said Lot 2 a distance of 60 feet to the Southerly line of said Lot 2; thence Westerly along said Southerly line to the point of beginning.

Lots 6, 7, 8, 9, 10, and 11 in Block 2 and Lots 6, 7, 8, 9, 10, and 11 in Block 3, all in Kerns Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

### Parcel 2:

A tract of land situated in the SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a  $\frac{1}{2}$  inch iron pin on the East right-of-way line of the Klamath Falls-Merrill Highway, marking the Southwest corner of that tract of land described in Deed Volume M73, page 2851, from which the Southwest corner of said Section 7 bears South 451.20 feet and N.  $89^{\circ}27'$  W. 30.00 feet; thence North, along said right-of-way line, 242.00 feet to a  $\frac{5}{8}$  inch iron pin with Tru-Line Surveying plastic cap; thence East 848.26 feet to a  $\frac{5}{8}$  inch iron pin with Tru-Line Surveying plastic cap; thence continuing East 17 feet, more or less, to the centerline of the Enterprise Irrigation District Canal; thence Southwesterly, along said canal centerline, to a point that bears East of the point of beginning; thence West 355 feet, more or less, to the point of beginning, with bearings based on Record of Survey No. 1018.

Klamath County Property - Davis to LLC