

2008-009591

Klamath County, Oregon



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Fee: \$31.00

This instrument was recorded at request of:

JUDITH V. PEDDER
831 S. CHILOQUIN BLVD.
CHILOQUIN, OREGON 97624

MAIL TAX STATEMENT TO ABOVE ADDRESS

The recording official is directed to return
this instrument or copy to the above person

Space Reserved For Recording Information

QUIT CLAIM DEED

Effective Date:

County and State where Real Property is located

KLAMATH COUNTY, OREGON

GRANTOR (Name, Address, Zip Code)

GRANTEE (Name, Address, Zip Code)

JUDITH V. PEDDER
a single person
831 S. CHILOQUIN BLVD.
CHILOQUIN, OREGON 97624

PEDDER FAMILY TRUST;
JUDITH V. PEDDER, (TRUSTEE)
831 S. CHILOQUIN BLVD.
CHILOQUIN, OREGON 97624

(BENEFICIARY)

JUDITH V. PEDDER

Subject Real Property (Address)

ASSESSOR PARCEL NO.

831 S. CHILOQUIN BLVD.
CHILOQUIN, OREGON 97624

Subject Real Property (Legal Description)

SEE EXHIBIT "A" ATTACHED HERETO.

**** EXEMPT TRANSACTION ****

"This conveyance transfers the grantor's interest into his or her revocable living trust." Consideration of other than money is the basis for this transfer.

WARNING: THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

For valuable consideration, Grantor quit claims to Grantee all right, title and interest of Grantor in Subject Real Property together with all rights privileges appurtenant or to become appurtenant to Subject Real Property on effective date.

Judith V. Pedder
JUDITH V. PEDDER (Grantor) _____ (Grantor)

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

Acknowledgment. On this date, before me, a Notary Public, personally appeared: JUDITH V. PEDDER, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument and acknowledged that he executed the same. If this person's name is subscribed in a representative capacity, is for the principal named and in the capacity indicated.

July 1st, 2008
Date of Acknowledgment

Paula J. Harris
Notary Public

Notary Expiration Date:
Nov 29, 2008



EXHIBIT "A"

PARCEL 1: ALL THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 4, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, LYING EASTERLY OF STATE HIGHWAY NO. 422. SAVING AND EXCEPT THE FOLLOWING PARCEL: BEGINNING AT THE POINT WHERE THE SOUTH LINE OF SAID GOVERNMENT LOT 1 INTERSECTS THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 422; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY 310 FEET TO A POINT; THENCE SOUTHEASTERLY, PERPENDICULAR TO SAID RIGHT-OF-WAY, 280 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 1, THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID GOVERNMENT LOT 1, 420 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2: THE EASTERLY 86.42 FEET OF THE FOLLOWING: STARTING AT THE NORTHEAST CORNER OF LOT 8 IN SECTION 4, TOWNSHIP 35 SOUTH, RANGE 7 E.W.M., WHICH IS 11 CHAINS SOUTH FROM THE SECTION CORNER COMMON TO SECTIONS 3 AND 4, TOWNSHIP 35 S.R. 7 E.W.M., AND SECTIONS 33 AND 34, TOWNSHIP 34 S.R. 7 E.W.M.; THENCE SOUTH 1 CHAIN TO THE BANK OF WILLIAMSON RIVER; THENCE SOUTH $70^{\circ}2'$ WEST ALONG SAID RIVER BANK, A DISTANCE OF 3.26 CHAINS; THENCE SOUTH $58^{\circ}02'$ WEST ALONG SAID RIVER BANK A DISTANCE OF 5.07 CHAINS; THENCE NORTH 4.77 CHAINS; THENCE EAST 7.37 CHAINS TO THE POINT OF BEGINNING.

DOCUMENT PREPARED BY:

AMERICAN LIVING TRUST SERVICES, LDP
AZ LICENSE NO. 80944
7726 S. APRICOT DR.
TEMPE, ARIZONA 85284