

UTC 836092-KR

2008-016181

Klamath County, Oregon



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12/08/2008 03:31:20 PM

Fee: \$26.00

After recording return to:

AmenTitle Attn: Chance
300 Klamath Ave
Klamath Falls, OR 97601

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

**STATUTORY
BARGAIN AND SALE DEED**

Marja A. Hill and W. C. Ranch, Inc., an Oregon corporation, Grantor, conveys to Nancy B. Coffin, Grantee, the following described real property situated in **Klamath** County, Oregon, to-wit:

See attached Exhibit "A"

The purpose of this document is to extinguish the easement created in instruments recorded in M06-01692 and in M06-03990 and described in attached exhibit A. The parties desire to eliminate the easement as it is no longer necessary and is being relocated upon agreement by all parties.

The parties also wish to cancel an easement that was recorded in 2008-015268 as it was executed by the wrong party.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, 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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030).

Dated this December 5, 2008.

Marja A. Hill
Marja A. Hill

x John Dey, Sec.
W. C. Ranch, Inc., an Oregon corporation

STATE OF OREGON }
County of Klamath ss

This instrument was acknowledged before me on December 5, 2008
by Marja A. Hill and John Dey, Secretary of W. C. Ranch, Inc., an Oregon Corporation

Kristi L. Redd Notary Public for Oregon
My commission expires 11/16/2011



ORSTBSD

36AmT

EXHIBIT A

Description for Easement Along Fence

A strip of land 30.00 feet in width situated in the SE¼ of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County Oregon, being 15.00 feet on each side of the following described centerline:

Beginning at a point on the northeasterly line of the Burlington Northern Railroad right of way, from which the northeast corner of said Section 21 bears North 24°09'06" East 3809.86 feet; thence North 47°42'33" East 17.23 feet; thence 55.36 feet along the arc of a curve to the right having a radius of 75.00 feet, the long chord of which bears North 68°51'16" East 54.11 feet; thence South 90°00'00" East 94.93 feet; thence 116.90 feet along the arc of a curve to the left having a radius of 75.00 feet, the long chord of which bears North 45°20'44" East 105.42 feet; thence North 00°41'29" East 476.70 feet, more or less, to the end of the strip on the southwesterly line of Hill Road; the sidelines of said strip to be extended or shortened to be continuous and to terminate on the beginning and ending lines.

1179-08

June 14, 2004