

2008-016421

Klamath County, Oregon



THIS SPACE

00057454200800164210030037

12/12/2008 10:37:16 AM

Fee: \$31.00

2009-000131

Klamath County, Oregon



00058353200900001310040046

01/06/2009 01:18:43 PM

Fee: \$36.00

After recording return to:  
JOHN LANEY  
551 LONGACRE LANE  
KLAMATH FALLS, OR 97601

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

File No.: COURTESY ()  
Date: DECEMBER 11, 2008

*re-recording To Correct Legal Description*  
*on deed*  
**STATUTORY QUITCLAIM DEED**  
*2008-016421*

**JOHN W. LANEY**, Grantor, releases and quitclaims to **JOHN W. LANEY AND RICHARD ROY LANEY**  
**NOT AS TENANTS IN COMMON BUT WITH FULL RIGHTS OF SURVIVORSHIP**, all rights and  
interest in and to the following described real property:

SEE EXHIBIT A

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.

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

Dated this 12 day of December, 2008.

APN:

Statutory Quitclaim Deed  
- continued

File No.: **7021-SarahW (SAC)**  
Date: **11/03/2005**

*John W. Laney*  
**JOHN W. LANEY**

STATE OF Oregon )  
County of *Klamath* )ss.

This instrument was acknowledged before me on this *12* day of *December*, 20*08*  
by. *I witnessed John W. LANEY*

*Susie Costic*



Notary Public for Oregon  
My commission expires: *March 13, 2010*

EXHIBIT "A"

Range 9 E.W.M., Klamath County, Oregon, being more particularly described as:  
Beginning at a point on the Easterly right-of-way line of Old Dalles-California Highway (Wocus Road) which bears N. 89 degrees 42' W. a distance of 710.5 feet and N. 06 degrees 02' E. a distance of 241.8 feet from the one-quarter corner common to Sections 7 and 18, said Township and Range; thence N. 06 degrees 02' E. along said Highway right-of-way, a distance of 328.5 feet to a point; thence N. 59 degrees 53' E. a distance of 328.5 feet to a point; thence N. 06 degrees 02' E. a distance of 19.93 feet to a point on the Southerly line of tract of land described as Parcel 1 in Deed Volume 314, page 128, records of Klamath County, Oregon; thence S. 89 degrees 39' E., along said Southerly line, a distance of 152.1 feet to the Northeasterly corner of parcel described in Deed Volume 258, page 564, records of Klamath County, Oregon; thence S. 06 degrees 02' W., along the Easterly line of last mentioned parcel, a distance of 252.12 feet, more or less, to the Northerly line of a roadway; thence S. 59 degrees 53' W., along said Northerly line, a distance of 515.0 feet, more or less, to the point of beginning

OA

43136

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That John W. Laney and Lucille E. Laney or survivor

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John W. Laney and Lucille E. Laney, husband and wife, or survivor

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Township 38 South, Range 9 E.W.M., Klamath County, Oregon, being more particularly described as:

Beginning at a point on the Easterly right-of-way line of Old Dalles-California Highway (Wocus Road) which bears N. 89 degrees 42' W. a distance of 710.5 feet and N. 06 degrees 02' E. a distance of 241.8 feet from the one-quarter corner common to Sections 7 and 18, said Township and Range; thence N. 06 degrees 02' E. along said Highway right-of-way, a distance of 328.5 feet to a point; thence N. 59 degrees 53' E. a distance of 328.5 feet to a point; thence N. 06 degrees 02' E. a distance of 19.93 feet to a point on the Southerly line of tract of land described as Parcel 1 in Deed Volume 314, page 128, records of Klamath County, Oregon; thence S. 89 degrees 39' E., along said Southerly line, a distance of 152.1 feet to the Northeasterly corner of parcel described in Deed Volume 258, page 564, records of Klamath County, Oregon; thence S. 06 degrees 02' W., along the Easterly line of last mentioned parcel, a distance of 252.12 feet, more or less, to the Northerly

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (Continued Below)

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

line of a roadway; thence S. 59 degrees 53' W., along said Northerly line, a distance of 515.0 feet, more or less, to the point of beginning

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none

However, the actual consideration consists of or includes other property or value, given or promised which is the whole consideration (indicate which).<sup>Ⓢ</sup> (The sentence between the symbols<sup>Ⓢ</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this \_\_\_\_\_ day of November, 1984; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

John W. Laney

Lucille E. Laney

STATE OF OREGON, )  
County of Klamath ) ss.  
November 13, 1984

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ and

\_\_\_\_\_, who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

Personally appeared the above named John W. Laney and Lucille E. Laney

and acknowledged the foregoing instrument to be their voluntary act and deed.

\_\_\_\_\_, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Before me: \_\_\_\_\_  
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-23-85

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

John W. Laney et ux

STATE OF OREGON,