

2009-006114

Klamath County, Oregon



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05/04/2009 01:39:16 PM

Fee: \$31.00

QUITCLAIM DEED

The "Grantor," Marlene M. Albrecht, whose legal address is 13768 W. 61st Lane, Arvada, CO 80004-6168, County of Jefferson and State of Colorado,

for the consideration of One and 00/100 DOLLAR, (\$1.00) in hand paid, hereby sells and quitclaims to Marlene M. Albrecht, as Trustee of the Marlene Albrecht Family Trust, the "Grantee," whose legal address is 13768 W. 61st Lane, Arvada, CO 80004-6168, County of Jefferson and State of Colorado, the following real property located in the County of Klamath, State of Oregon, as a tenant in common, to wit:

See Exhibits A and B attached hereto and by reference incorporated herein.

with all its appurtenances.

Signed this 22nd day of April, 2009.

Marlene M. Albrecht
Marlene M. Albrecht

STATE OF COLORADO)
) ss.
County of Arapahoe)

The foregoing instrument was acknowledged before me this 22nd day of April, 2009, by Marlene M. Albrecht.

Witness my hand and official seal.

My commission expires 9/12/2012

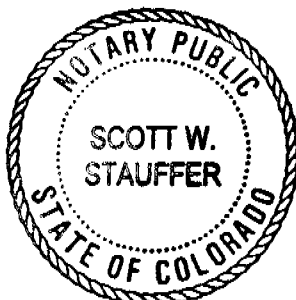
Scott W. Stauffer
Notary Public

Returned recorded deed to:

Scott W. Stauffer, Esq.
2851 S. Parker Road, Ste 720
Aurora, CO 80014

Send Tax Statement to:

James H. Rabe
P. O. Box 155
Mehama, OR 97384



My Commission Expires _____

Handwritten initials

**EXHIBIT A
LEGAL DESCRIPTION**

An undivided one-third (1/3) interest in:

PARCEL 1:

The N1/2 of NE1/4 of NW1/4 of Section 17, Township 24 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon, EXCEPT a strip of land not exceeding 60 feet in width commencing at the West line of the meadow at its intersection with the South quarter line of the Northwest quarter of said Section 17 and running thence Northeasterly by the most practical route to the North line of said Section, it being the intention that said strip of land last above mentioned shall be the easement of right of way for a log railroad constructed over and upon that part of the Northwest quarter of said Section 17 which lies West of the Deschutes River and East of the tract described as follows:

Commencing at the Northwest corner of Section 17, in Township 24 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, and running thence East 1,320 feet; thence South 875 feet; thence South 28 degrees 26' West 811 feet; thence South 28 degrees 49' West 373 feet; thence South 44 degrees 18' West 640 feet; thence South 39 degrees 31' West 316 feet to the quarter corner of the West line of said Section 17; thence North 0 degrees 49' West along the West line of said Section 17, 2,640 feet, more or less, to the point of beginning.

PARCEL 2:

Lot 6 in Block 1 of ROBERTS RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

WLB

EXHIBIT B

1. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Walker Range Timber Fire Patrol.
(Affects Parcel 1)

2. Rights of the public and of governmental bodies in and to that portion of the premises described herein, now or at any time lying below the high water mark of the Little Deschutes River, including any ownership rights which may be claimed by the State of Oregon, in and to any portion of the premises now or at any time lying below the ordinary high water mark thereof.
(Affects Parcel 1)

3. Any adverse claim based upon the assertion that:

A) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Little Deschutes River or has been formed by accretion to any such portion.

B) Some portion of said property has been created by deposit of artificial fill.

And Excepting:

C) The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the premises herein described, lying below the high water line of the Little Deschutes River.

D) The right, title and interest of the State of Oregon in and to any portion lying below the high water line of Little Deschutes River.
(Affects Parcel 2)

4. Reservations as contained in plat dedication, to wit:

"The 16 foot easement centered on the back and side lines as shown on the within plat for public utilities. There is to be no access from State Highway 97 to abutting lots."
(Affects Parcel 2)

5. Easements as dedicated or delineated on the recorded plat.

For: Power

(Affects: a Southeasterly portion of Parcel 2)

6. Setback line as delineated on the face of the plat of Roberts' River Acres.

7. Top of bank as delineated on the face of the plat of Roberts' River Acres.

8. Easements as dedicated or delineated on the recorded plat.

For: Fishing

(Affects: Affects a strip of land 20' wide in a Northwesterly portion of Parcel 2)

9. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, subject to the terms and provisions thereof,

Recorded: November 2, 1996

Volume: M66, page 11487, Microfilm Records of Klamath County, Oregon

Recorded: May 22, 1972

Volume: M72, page 5442, Microfilm Records of Klamath County, Oregon

(Affects Parcel 2)

10. An easement created by instrument, subject to the terms and provisions thereof,

Dated: September 6, 1988

Recorded: February 9, 1989

Volume: M89, page 2584, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc., a Cooperative corporation

For: Electric transmission line

(Affects Parcel 2)