

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2009-016127

Klamath County, Oregon



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12/28/2009 12:24:29 PM

Fee: \$42.00

SPACE RESERVE
FOR
RECORDER'S USE

William J Bedient
PO Box 674
Chiloquin OR 97624
Grantor's Name and Address

Della M. Alderson
17941 158th AVE SE
Yelm WA 98597
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Della M. Alderson
PO Box 2516
Yelm WA 98597

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Della M. Alderson
PO Box 2516
Yelm WA 98597

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that William J Bedient

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Della M Alderson

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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See ATTACHED Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Debt Owed. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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. 12-28-09

IN WITNESS WHEREOF, the grantor has executed this instrument on _____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on December 28, 2009by William J. Bedient

This instrument was acknowledged before me on _____

by _____

as _____

of _____



OFFICIAL SEAL
GEORGE DOUMAR
NOTARY PUBLIC - OREGON
COMMISSION NO. 439915

MY COMMISSION EXPIRES JULY 1, 2013

Notary Public for Oregon

My commission expires

July 1, 2013

PARCEL 2:

All the following described real property situate in Klamath County, Oregon.

A tract of land situated in Government Lot 3, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin from which the North one quarter corner of said Section 7 bears North a distance of 200.0 feet and East a distance of 319.1 feet; thence South a distance of 100.0 feet to an iron pin; thence West parallel with the North boundary of said Section 7 a distance of 264.2 feet to the East boundary of State Highway #427; thence North 00 degrees 41' West along the East boundary of State Highway #427 a distance of 100.0 feet; thence East parallel with the North boundary of said Section 7 a distance of 265.3 feet more or less to the point of beginning.

Also a tract of land situated in Government Lot 3, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin from which the North one quarter corner of said Section 7 bears North a distance of 300.0 feet and East a distance of 319.1 feet; thence South a distance of 100.0 feet to an iron pin; thence West parallel with the North boundary of said Section 7 a distance of 263.0 feet to the East boundary of State Highway #427; thence North 00 degrees 41' West along the East boundary of State Highway #427 a distance of 100.0 feet; thence East parallel with the North boundary of said Section 7 a distance of 264.2 feet more or less to the point of beginning.

Together with:

Said easement as disclosed in deed recorded May 6, 1970 in Volume M70, page 3599, Microfilm Records of Klamath County, Oregon.

Together with the right of egress and ingress over and across the following described tract of land:

- Continued -

Legal Description Continued...

A tract of land situated in Government Lot 3, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East boundary of State Highway #427 from which the North one quarter corner of said Section 7 bears North 00 degrees 41' West a distance of 400.00 feet and East a distance of 586.8 feet, said point being the Southwest corner of above described tract; thence South 00 degrees 41' East with the East boundary of State Highway #427 a distance of 98.0 feet to an iron pin; thence East a distance of 35.0 feet; thence North 00 degrees 41' West parallel with the East boundary of State Highway #427 a distance of 98.0 feet; thence West a distance of 35.0 feet to the point of beginning.