

2010-004277

Klamath County, Oregon



00082416201000042770030038

04/08/2010 08:44:46 AM

Fee: \$47.00

RECORDING REQUESTED BY, AND
WHEN RECORDED, RETURN TO:

Stephen R. Camden
769 Tuolumne St
Vallejo, CA 94590

UNTIL REQUESTED OTHERWISE, SEND
ALL TAX STATEMENTS TO:

Stephen R. Camden
769 Tuolumne St
Vallejo, CA 94590

—Above this line reserved for official use only—

QUITCLAIM DEED

KNOW TO ALL BY THESE PRESENTS that Dana F. Seymour, an unmarried man,, (hereinafter referred to as the "Grantor") does hereby remise, release and quitclaim to Stephen R. Camden, trustee of the Stephen R. Camden living trust dated August 28, 1991 and Moira Sullivan, trustee of the Moira Sullivan living trust dated August 28, 1991, as tenants in common (hereinafter referred to as the "Grantee"), all right, title and interest in and to the following lands and property, together with all improvements located on the property, situated in the County of Klamath, State of Oregon:

See Exhibit "A" attached hereto and made a part hereof.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by the Grantor, if any, which are reserved by the Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the same unto the Grantee and the Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

The true consideration for this conveyance is \$ -0- plus other property or value which is a part of the consideration.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE OR 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.

Exhibit A

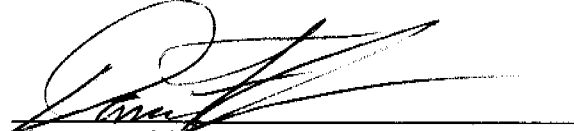
A portion of Government Lot 15, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Southeasterly right of way line of the County Road known as the Depot Road, extending from the City of Malin, Oregon, to the Great Northern Railroad Depot, which point of beginning bears South 89° 59' East 296.4 feet and South 256.9 feet and North 71° 00' East a distance of 308.4 feet from the brass cap monument making the Northeast corner of Lot 14, Section 16, Township 41 South, Range 12 East of the Willamette Meridian; thence South, parallel to the West line of Lot 15 of said Section 16, a distance of 176.31 feet; thence North 89° 34' East a distance of 132.64 feet, more or less to the Southwest corner of that certain parcel of land deeded to Clifford D. King and recorded in Klamath County Deed Records, Volume 151 at Page 122, as it is now fenced and occupied; thence North 1° 23' 30" West along the fence line marking the Westerly boundary of the King property a distance of 217.8 feet to the Southwesterly line of the said Depot Road; which point is the Northwesterly corner of said King property as fenced and occupied; thence South 71° 00' West a distance of 134.6 feet, more or less, to the point of beginning.

CODE 016 MAP 4112-016DC TL 01000 KEY #110472

WITNESS the Grantor's hand this the 15 day of March, 2009.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.


Signature of Grantor

Dana F. Seymour

STATE OF CALIFORNIA)

COUNTY OF SOLANO) ss:)

On this 15 day of March, 2009, personally appeared, Dana F. Seymour, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day set forth above.




Notary Public

Print Name Darla Gonsalves

My Commission Expires: Nov. 21, 2012

Grantor(s) Name, Address, Phone:

Dana F. Seymour
769 Tuolumne St
Vallejo, CA 94590
707-853-4887

Grantee(s) Name, Address, Phone:

Stephen R. Camden
769 Tuolumne St
Vallejo, Ca 94590
707-645-7295