

2010-007532

Klamath County, Oregon



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06/22/2010 08:20:08 AM

Fee: \$52.00

When Recorded, Mail to:
BROOKE · SHAW · ZUMPF
1590 Fourth St., Suite 100
Minden, NV 89423

Mail Tax Statements to:

Andy and Liz Concannon
P.O. Box 2866
Minden, NV 89423

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That for no consideration, ANDY J. CONCANNON, taking title as a single man ("Grantor"), does hereby remise, release, and quitclaim to ANDREW JOSEPH CONCANNON Co-Trustee, or his successor in trust, under the CONCANNON FAMILY 2010 REVOCABLE TRUST, dated June 16, 2010 ("Grantees"), of Douglas County, Nevada, and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area of Klamath County, State of Oregon, described as follows, to wit:

Beginning at a point which bears S. 0°45'25" W. a distance of 616.71 feet from the Brass Cap monument marking the Northeast corner of Said Section 6; thence West a distance of 200.0 feet to a point; thence N. 0°45'25" E. a distance of 416.71 feet to a point; thence East a distance of 200.0 feet, more or less to a point on the East line of said Section 6; thence S. 0°45'25" W. along said East line a distance of 416.71 feet to the point of beginning.

Subject to an easement 30 feet in width for ingress & egress for use in common with others on that portion of the above described property that abuts on the easement, the centerline of which is described in Ex. A, ALSO together with an easement 60 feet in width for roadway purposes over that property-the centerline of which is described in Ex. A.

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, and subject to restrictions, easements as described in Ex. B attached hereto.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

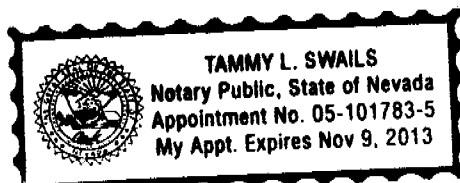
NOTE: The above legal description appeared previously in that certain Warranty Deed recorded in the office of the County Recorder of Klamath, Oregon on April 30, 1990, in Vol. 90, at Page 8036, as document number 14205 of Official Records.

DATED this 16 day of June 2010.


ANDREW CONCANNON

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On the 16 day of June, 2010, before me, a notary public, personally appeared ANDREW CONCANNON proved to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed this instrument.




NOTARY PUBLIC

EXHIBIT "A"

An easement 60.00 feet in width for roadway purposes, the centerline of which is more particularly described in the following parts:

Part I

Commencing at the northeast corner of Section 6, T. 36 S., R. 13 E.W.M., Klamath County, Oregon; thence S. 89 degrees 55'50" W. along the north line of said Section 6, 328.33 feet to the POINT OF BEGINNING for this part of this description; thence leaving said north section line S. 20 degrees 24'00" W., 788.62 feet; thence S. 24 degrees 55'02" E., 181.39 feet to the beginning of a curve to the right; thence along the arc of a 51.05 foot radius curve to the right (delta = 114 degrees 55'02"; long ch cord = S.32 degrees 32'29" W., 86.07 feet) 102.38 feet to the end of curve; thence West 118.29 feet; thence S. 20 degrees 24'00" W., 1286.89 feet; thence West 699.25 feet; thence N. 69 degrees 45'49" W., 599.61 feet; thence N. 20 degrees 24'00" E., 2105.45 feet to said north line of Section 6, the terminus of this part of this description.

Part II Commencing at the northeast corner of said Section 6; thence S. 00 degrees 45'25" W. along the east line of said Section 6, 616.71 feet to the POINT OF BEGINNING for this part of this description; thence leaving said east section line West, 517.35 feet to the terminus of this part of this description.

Part III Commencing at the southeast corner of the northeast quarter of said Section 6; thence N. 00 degrees 45'25" E. along the east line of said Section 6, 384.84 feet; thence leaving said east section line N. 76 degrees 44'08" W., 495.47 feet to the POINT OF BEGINNING for this part of this description; thence WEST 595.36 feet to the terminus for this part of this description.

Part IV Commencing at the southeast corner of the NE $\frac{1}{4}$ of said Section 6; thence N. 00 degrees 45'25" E. along the east line of said Section 6, 894.84 feet; thence leaving said east section line West 435.00 feet to the POINT OF BEGINNING for this part of this description; thence continuing West 501.98 feet to the terminus of this part of this description.

Part V Commencing at the northwest corner of the NE $\frac{1}{4}$ of said Section 6; thence S. 00 degrees 00'11" E. along the west line of said northeast quarter, 550.00 feet; thence leaving said west quarter section line East, 400.03 feet to the POINT OF BEGINNING for this part of this description; thence continuing East 264.73 feet to the terminus of this part of this description.

EXHIBIT "B"

SUBJECT TO:

Easements and rights of way of record and those apparent on the land; Road, power and telephone easements as shown on the partition map on file in the records of Klamath County, Oregon; rights of the public in and to any portion of the herein described premises lying within the limits of any roads or highways; and to Reservations and Restrictions of record, and to the following building and use restrictions which grantee assumes and agrees to fully observe and comply with, to-wit:

1. That no person shall ever suffer or permit any unlawful, unsightly or offensive use to be made of said premises, nor will any person suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood;
2. That no tree larger than 4 inches in diameter 24 inches above the ground may be cut, except to clear the land for a permanent structure or driveway.
3. That garbage must be disposed of in a sanitary manner, and burning must be done in a barrel with a cover $\frac{1}{2}$ inch wire mesh screen, and further, all owners must comply with the fire protective governing body in that area.
4. That lot owners may permit guests to camp or pitch tents on their lots for a period of not more than 90 days at any one time; provided, however, that such camping shall be done in a good and workmanlike manner.
5. That no temporary housing shall be permitted on any lot, except during the period of construction of a permanent residence, which the exteriors of the residence or any other permanent building is required to be completed within a period of two years after said construction is started, and in no event shall same be permitted for a period in excess of two years; provided, however, a mobile home may be used as a permanent dwelling on the premises.
6. It is understood by all owners that the subject property is zoned, S P I, and that they are required to comply with all restrictions as set out in this zone under the Klamath County Zoning Ordinance.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.

on this 30th day of April A.D., 19 90
at 12:01 o'clock P.M. and duly recorded
in Vol. M90 of Deeds Page 8036.

Evelyn Biehn County Clerk

By Debra M. Muelendore Deputy.

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

Fee, \$38.00

INDEXED

D. V. L. V.