

2010-009279

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
Ratliff & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



00088286201000092790020026

08/05/2010 03:45:52 PM

Fee: \$42.00

GRANTOR'S NAME AND ADDRESS:

Robert P. Ellingson, III
PO Box 866
Baker City, OR 97814

GRANTEE'S NAME AND ADDRESS:

Gleta Gene Wampler, Trustee of the
Gleta Gene Wampler Living Trust,
U.A.D. 12-19-07
P. O. Box 134
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

Gleta Gene Wampler, Trustee
P. O. Box 134
Chiloquin, OR 97624

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **ROBERT P. ELLINGSON, III**, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto **GLETA GENE WAMPLER, TRUSTEE OF THE GLETA GENE WAMPLER LIVING TRUST, U.A.D. DECEMBER 19, 2007**, 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:

All that portion of the following described property located in the E $\frac{1}{2}$ E $\frac{1}{2}$ of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the point where the South Boundary line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27 intersects the thread of the stream of Sprague River; thence following the thread of the stream of Sprague River Northerly to a point near the Northwest corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27 where the Sprague River divides into two channels; thence following the thread of the stream of the most Westerly of said channels of Sprague River around the Southerly, Westerly and Northerly sides of that certain Island, containing 18 acres, more or less, which is situate in the NE $\frac{1}{4}$ of Section 28, to the point where said West Channel rejoins the East Channel of Sprague River at the North end of said Island; thence, continuing Northerly along the thread of the stream of Sprague River to a point which is South 90°00' West of an Iron Pin in the East Bank of Sprague River, which said Pin is situated North 48°35'06" West a distance of 529.12 feet from the Brass Cap Monument which marks the Section Corner common to Sections 21, 22, 27 and 28; thence, North 90°00' East to said Iron Pin on the East Bank of Sprague River; thence, North 15°35'50" East a distance of 426.03 feet; thence, North 13°34'05" West a distance of 299.65 feet; thence, North 46°03'55" West a distance of 413.48 feet; thence North 00°57'35" East a distance of 508.15 feet; thence, North 18°52'45" East a distance of 205.34 feet; thence, North 06°20'20" West a distance of 409.90 feet; thence, North 41°47'35" East a distance of 497.95 feet; thence along the Arc of a Curve to the left (Central angle = 78°52'4" & radius = 500 feet) a distance of 688.32 feet; thence, North 60°43'16" East a distance of 60 feet, more or less, to an Iron Pin; thence, North 60°43'16" East a distance of 487.36 feet, more or less, to a point on the East section Line of Section 21; thence South along said Section line of Section 21 a distance of 1085.82 feet, more or less, to the Brass Cap Monument marking the Southeast Corner of the NE $\frac{1}{4}$ of said Section 21; thence continuing South along said East Section line of Section 21 to the Brass Cap Monument which marks the Section Corner common to Sections 21, 22, 27 and 28; thence East along the North line of the NW $\frac{1}{4}$ of Section 27 to the Northeast Corner of said NW $\frac{1}{4}$; thence, South along the East line of said NW $\frac{1}{4}$ of Section 27 to the Southeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27; thence West along the South line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ to the Southwest Corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27; thence, South along the East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 27 to the Southeast Corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence West along the South Boundary Line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27 to the Point of Beginning.

EXCEPTING THEREFROM any portion thereof lying within Tract 1029, Sprague River Pines,

AND ALSO EXCEPTING THEREFROM any portion thereof lying within Tract 1107,
First Addition to Sprague River Pines.
AND FURTHER EXCEPTING THEREFROM any portion lying within the Sprague
River or any portion lying within Green Forest Drive.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of
record and those apparent upon the land; contracts and/or liens for irrigation and/or
drainage.

Property ID No.: R207243
Map Tax Lot No.: R-3408-021A0-00400-000

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 \$0.00.
However, the actual consideration consists of or includes other property or value given or promised
which is the whole consideration.

IN WITNESS WHEREOF, the grantor has executed this instrument this 22nd day of
July, 2010.

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 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.


Robert P. Ellingson, III

STATE OF OREGON; County of Baker) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 22 day of
July, 2010, by Robert P. Ellingson, III.




NOTARY PUBLIC FOR OREGON

My Commission expires: 12/29/11