

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2010-009998

Klamath County, Oregon



00089133201000099980020024

SPACE RE:

08/23/2010 02:58:34 PM

Fee: \$42.00

FOR:

RECORDE

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Margorie A. Walker
19223 N. Poe Valley Rd
Klamath Falls Ore 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

No Change

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Margorie A. Walker

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

Margorie A. Walker, Robin Rockholl, Kristina M. Jurahereinafter 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:* More Shreve with right of survivorshipAttached

(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 \$ none. 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.

IN WITNESS WHEREOF, the grantor has executed this instrument on 8-23-10; 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, 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.

Margorie A. WalkerSTATE OF OREGON, County of KlamathThis instrument was acknowledged before me on August 23, 2010by Margorie A. Walker

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires April 21, 2012

A tract of land situated in Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 2, of Parcel No. 2, as shown on survey No. 1447, as recorded in the office of the Klamath County Surveyor, and being more particularly described as follows:

Beginning at a point on the North line of said Section 20, said point being South 89° 05' 36" West 272.15 feet from the N $\frac{1}{4}$ corner of said Section 20; thence continuing South 89° 05' 36" West 1066.44 feet to the West 1/16 corner of said Section 20; thence South 00° 48' 38" East 100.00 feet to the Northwest corner of Lot 4 of said Parcel No. 2; thence North 89° 05' 36" East 759.15 feet to the Northeast corner of Lot 3 of said Parcel No. 2; thence along the Easterly line of said Lot 3, South 1063.53 feet and South 29° 38' 20" West 400.00 feet to the most Southerly corner of said Lot 3, said most Southerly corner being on the Northerly right of way line of the County Road; thence South 60° 21' 40" East along said right of way line 170.00 feet; thence North 29° 38' 20" East 750.00 feet; thence North 00° 54' 24" West 948.37 feet to the point of beginning.

EXCEPTING THEREFROM :

A tract of land situated in the NE 1/4 NW 1/4 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said Section 20, N 89 degrees 05' 36" East 400.00 feet from the W 1/16 corner common to Sections 17 and said Section 20; thence along the North line of said Section 20, N 89 degrees 05' 36" E 360.56 feet; thence South 100.01 feet; thence S 89 degrees 05' 36" W 360.56 feet; thence North 100.01 feet to the point of beginning. With bearings based on recorded survey 1447.

ALSO EXCEPTING THEREFROM:

1 A Tract of land situated in the NE 1/4 NW 1/4 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the W 1/16 corner common to Section 17 and said Section 20, thence, along the North line of said Section 20, N 89 degrees 05' 36" E 400.00 feet; thence South 100.01 feet; thence S 89 degrees 05' 36" W 398.59 feet to the West line of said NE 1/4 NW 1/4; thence N 00 degrees 48' 38" W 100.00 feet to the point of beginning. With bearings based on recorded survey 1447.