

BE

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



ETTA H. STARRY
20170 LeFever St.
Klamath Falls, OR 97603
Grantor's Name and Address

Robert M. Harden
20172 LeFever St.
Klamath Falls, OR 97603
Grantee's Name and Address

2010-010585

Klamath County, Oregon



00089837201000105850020025

09/07/2010 10:39:26 AM

Fee: \$42.00

SPACE RESEAL
FOR
RECORDER'S

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

Same as above

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

Same as above

KNOW ALL BY THESE PRESENTS that ETTA H. STARRY

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

Robert M. Harden

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 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 \$ GIFT. 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 09-07-2010; 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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on September 7, 2010

by ETTA HATSUE STARRY

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires 2-15-14

EXHIBIT "A"
LEGAL DESCRIPTION

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

That portion of Tracts I and D in North Bly, the plat thereof on file in the records of Klamath County, Oregon, and more particularly described as follows:

Beginning at a point on the Westerly boundary of said Tract I, midway between the Northwesternly and Southwesternly corners of said Tract I; thence North $61^{\circ} 07'$ East along a line parallel with and midway between the Northwesternly and Southeasterly boundaries of said Tract I, 141.1 feet, more or less to a point in a line connecting the center points on the Northeasterly and Southerly side of said Tract I; thence North $28^{\circ} 53'$ West 200.6 feet, more or less to an intersection with the South line of property conveyed to M.L. Johnson by deed recorded on page 261 of Volume 106, Deed Records of Klamath County, Oregon, extended; thence South $61^{\circ} 07'$ West 125.4 feet, more or less to the Easterly line of the Klamath Falls-Lakeview Highway; thence South $20^{\circ} 06'$ East 203.4 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING therefrom that portion thereof conveyed to William J. Miller and Leona G. Miller, husband and wife, by Deed recorded on page 115 of Volume 249 of Deed Records of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of the State Highway, which lies North $20^{\circ} 06'$ West along the Easterly right of way line of the State Highway, a distance of 152.05 feet from the most Southerly corner of Tract I of North Bly as recorded on the plat of North Bly filed in the office of the County Clerk, Klamath County, Oregon, and running thence North $61^{\circ} 07'$ East a distance of 133.34 feet to a point; thence North $28^{\circ} 53'$ West a distance of 50.25 feet to a point; thence South $61^{\circ} 07'$ West a distance of 125.58 feet to a point on the Easterly right of way of the State Highway; thence South $20^{\circ} 06'$ East along the Easterly right of way line of the State Highway a distance of 50.85 feet, more or less to the point of beginning, said tract being a portion of Tracts I and D of North Bly in the Southeast quarter of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

ALSO SAVING AND EXCEPTING THEREFROM that portion thereof conveyed to Timothy P. Tyree and Helen M. Tyree, husband and wife, by deed recorded on page 426 of Volume 337 in the Deed Records of Klamath County, Oregon, more particularly described as follows:

That portion of Tract I of North Bly, the plat whereof is on file and of record in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:

Beginning at a point on the Westerly boundary of said Tract I, midway between the Northwesternly and Southwesternly corners of said Tract I; thence North $61^{\circ} 07'$ East along a line parallel with and midway between the Northwesternly and Southeasterly boundaries of said Tract I, 141.1 feet more or less to a point in a line connecting the center points on the Northeasterly and Southeasterly sides of said Tract I; thence North $28^{\circ} 53'$ West to the Southeast corner of Deed recorded August 11, 1951, Deed Volume 249, page 115, Deed Records of Klamath County, Oregon; thence South $61^{\circ} 07'$ West 140.0 feet, more or less, to the Easterly right of way line of Klamath Falls-Lakeview Highway; thence South along said Easterly right of way line to the point of beginning.