

2010-012241

Klamath County, Oregon



00091763201000122410050057

10/18/2010 09:41:34 AM

Fee: \$57.00



THIS SPACE

After recording return to:

ANDREW M. MOLATORE
AND DARCY L. MOLATORE
7961 KINGS WAY
KLAMATH FALLS, OREGON 97603-2609

Until a change is requested all tax statements shall be sent to the following address:

ANDREW M. MOLATORE AND DARCY L. MOLATORE
7961 KINGS WAY
KLAMATH FALLS, OREGON 97603-

File No.: 6685791n (mo)

Date: 09/29/2010

STATUTORY QUITCLAIM DEED

ANDREW M. MOLATORE AND DARCY L. MOLATORE, HUSBAND AND WIFE WHO ACQUIRED TITLE AS ANDREW M. MOLATORE AND DARCY L. JOHNSON, BOTH SINGLE PERSON, Grantor, releases and quitclaims to **ANDREW M. MOLATORE AND DARCY L. MOLATORE, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, all rights and interest in and to the following described real property:

KLAMATH AMM

LEGAL DESCRIPTION: Real property in the County of ~~OREGON~~, State of OREGON, described as follows:

~~A PARCEL OF LAND SITUATED IN THE STATE OF OREGON, COUNTY OF KLAMATH, WITH A STREET LOCATION ADDRESS OF 7961 KINGS WAY, KLAMATH FALLS, OR 97603-2609 CURRENTLY OWNED BY ANDREW M MOLATORE AND DARCY L JOHNSON HAVING A TAX IDENTIFICATION NUMBER OF R872197 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED IN BOOK/PAGE OR DOCUMENT NUMBER 6-20211 DATED 10/3/2006 AND FURTHER DESCRIBED AS TWP 39 RNGE 10, BLOCK SEC 18, TRACT POR SE4NW4, ACRES 2.09.~~

See Exhibit A attached

APN#: R872197

The true consideration for this conveyance is \$ 0. (Here comply with requirements of ORS 93.030)

WHEN RECORDED, RETURN TO:
FIRST AMERICAN LENDERS ADVANTAGE
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

APN:

Statutory Quitclaim Deed
- continued

File No.: **6685791n (mo)**
Date: **08/16/2010**

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

 MOLATORE
42704174

OR

FIRST AMERICAN ELS
QUIT CLAIM DEED



APN:

Statutory Quitclaim Deed
- continued

File No.: **6685791n (mo)**
Date: **08/16/2010**

Dated this 29 day of September, 2010.

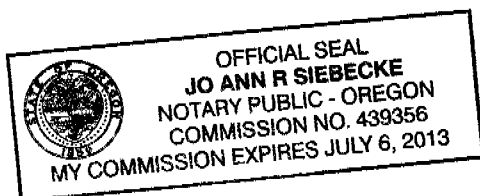

ANDREW M. MOLATORE


DARCY L. JOHNSON

STATE OF OREGON)

County of ~~OREGON~~ CLATSOP) ss. JRS

This instrument was acknowledged before me on this 29th day of SEPT, 2010
by **ANDREW M. MOLATORE AND DARCY L. JOHNSON,**



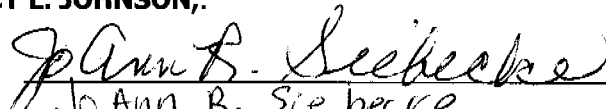

Jo Ann R. Siebecke
Notary Public for OREGON
My commission expires: 07.06.2013

EXHIBIT A

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18, THENCE SOUTH 00 DEGREES 01 MINUTE 10 SECONDS WEST 2132.47 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 42 SECONDS EAST 1765.28 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE NORTH 00 DEGREES 00 MINUTES 22 SECONDS EAST 372.81 (372.55 BY DEED) FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 23 SECONDS EAST 269.62 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 23 SECONDS WEST 373.10 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 42 SECONDS WEST 269.62 FEET TO THE TRUE POINT OF BEGINNING, WITH BEARINGS BASED ON RECORDED SURVEY NUMBER 2026, AS RECORDED IN THE KLAMATH COUNTY SURVEYOR'S OFFICE. SAVING AND EXCEPTING THE EASTERLY 27.15 FEET THEREOF.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED ROADS:

60-FOOT STRIPS OF LAND SITUATED IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 EAST WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING 30 FEET ON EITHER SIDE OF MEASURED AT RIGHT ANGLES FROM THE FOLLOWING DESCRIBED CENTER LINES:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 39, SAID POINT BEING SOUTH 00 DEGREES 01 MINUTE 10 SECONDS WEST 2162.47 FEET AND SOUTH 89 DEGREES 51 MINUTES 42 SECONDS EAST 25.31 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 51 MINUTES 42 SECONDS EAST 2548.10 FEET TO A POINT, NORTH 89 DEGREES 51 MINUTES 42 SECONDS WEST 30.00 FEET FROM THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18.

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EXHIBIT A
(continued)

ALSO, BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 18;
THENCE NORTH 00 DEGREES 00 MINUTES 23 SECONDS EAST 1334.32
FEET TO THE C-N 1/16 CORNER OF SAID SECTION 18.

ALSO, BEGINNING AT A POINT SOUTH 00 DEGREES 01 MINUTE 10
SECONDS WEST 2192.47 FEET AND SOUTH 89 DEGREES 51 MINUTES 42
SECONDS EAST 1323.84 FEET FROM THE NORTHWEST CORNER OF SAID
SECTION 18; THENCE SOUTH 00 DEGREES 02 MINUTES 03 SECONDS
EAST 465.00 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF
SAID SECTION 18.

ALSO, BEGINNING AT A POINT SOUTH 00 DEGREES 01 MINUTE 10
SECONDS WEST 2132.47 FEET AND SOUTH 89 DEGREES 51 MINUTES 42
SECONDS EAST 599.83 FEET FROM THE NORTHWEST CORNER OF SAID
SECTION 18; THENCE NORTH 00 DEGREES 02 MINUTES 42 SECONDS
WEST 409.32 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 04
SECONDS EAST 132.38 FEET; THENCE ON THE ARC OF A CURVE TO THE
RIGHT (RADIUS = 250.00 FEET, CENTRAL ANGLE = 47 DEGREES 03
MINUTES 50 SECONDS) 205.35 FEET; THENCE SOUTH 42 DEGREES 55
MINUTES 14 SECONDS EAST 81.00 FEET; THENCE ON THE ARC OF A
CURVE TO THE LEFT (RADIUS = 175.06 FEET, CENTRAL ANGLE = 71
DEGREES 03 MINUTES 30 SECONDS) 217.11 FEET; THENCE NORTH 66
DEGREES 01 MINUTE 16 SECONDS EAST 144.49 FEET; THENCE ON THE
ARC OF A CURVE TO THE LEFT (RADIUS = 370.00 FEET, CENTRAL
ANGLE = 69 DEGREES 18 MINUTES 42 SECONDS) 447.60 FEET; THENCE
NORTH 03 DEGREES 17 MINUTES 26 SECONDS WEST 157.53 FEET TO
THE NORTH LINE OF THE SOUTHEAST 1/4 NORTHWEST 1/4 OF SAID
SECTION 18.

SITUATE IN THE COUNTY OF KLAMATH, STATE OF OREGON.

Permanent Parcel Number: R872197
ANDREW M. MOLATORE, A SINGLE PERSON AND DARCY L. JOHNSON, A
SINGLE PERSON

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