

BE

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



JOSEPH WATKINS  
100146 Highway 97 N  
Chemult OR 97731  
Grantor's Name and Address  
Richard J + Rena J Van Donk  
48228 Highway 58 Unit 2  
Oakridge OR 97463  
Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
Richard J + Rena J Van Donk  
48228 Highway 58 Unit 2  
Oakridge OR 97463

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

Same

2010-014262

Klamath County, Oregon



00094149201000142620030037

SPACE RESERVE

FOR

12/16/2010 12:09:36 PM

Fee: \$47.00

RECORDER'S USE

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

## QUITCLAIM DEED - STATUTORY FORM

JOSEPH WATKINS

releases and quitclaims to RICHARD J AND RENA J VAN DONK, Grantor,

all right, title and interest in and to the following described real property situated in KLAMATH County, Oregon, to-wit:

CODE 8 MAP 2808-2080 TL 2600

CODE 50 MAP 3808-2080 TL 2700

EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$400,000.00 (Here, comply with the requirements of ORS 93.030.)

The Taxes Back to current to be paid by Rick and Rena Van Donk

DATED 12-12-10

; if a corporate grantor, 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.

JOSEPH WATKINS

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on X  
by JOSEPH WATKINS

This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

Notary Public for Oregon California  
My commission expires \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA )

COUNTY OF SACRAMENTO )

On DEC 10<sup>th</sup> 2010 before me, BILL N. SIMON  
DATE INSERT NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, JOSEPH MALLOY WATKINS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

B. N. Simon (SEAL)  
NOTARY PUBLIC SIGNATURE



## OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT QUITCLAIM DEED

DATE OF DOCUMENT 12/10/2010 NUMBER OF PAGES 1 Page

SIGNERS(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

SIGNER'S NAME \_\_\_\_\_ SIGNER'S NAME \_\_\_\_\_

RIGHT THUMBPRINT

RIGHT THUMBPRINT

## EXHIBIT "A"

A tract of land situated in the SE 1/4 NE 1/4 of Section 19 and the SW 1/4 NW 1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point that is South 89 degrees 30' West 476.48 feet from the quarter corner of Sections 19 and 20 said Township and Range; thence North 16 degrees 22' East 544.77 feet; thence South 73 degrees 38' East 259 feet; thence North 16 degrees 22' East 221 feet to the true point of beginning, said point also being an angle corner in a Deed recorded July 6, 1964 in Book 354 at Page 309, Deed Records of Klamath County, Oregon; thence continuing North 16 degrees 22' East 200 feet, more or less, to the Southerly line of Deed recorded January 13, 1958 in Book 296 at Page 604, Deed Records of Klamath County, Oregon; thence South 73 degrees 66' 30" East along said Southerly line 200 feet, more or less, to the Westerly right of way line of the Dalles-California Highway as now located; thence South 16 degrees 55' 30" West along said right of way line 200 feet, more or less, to a Northerly line of Deed in Book 354 at Page 309, Deed Records of Klamath County, Oregon; thence North 73 degrees 06' West along said Northerly line 200 feet, more or less to the point of beginning.

ALSO that parcel of land situate in the SW 1/4 NW 1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at an iron pipe on the Westerly right of way of the Dalles-California Highway (U.S. No. 97) 150 feet distant from the center line of said highway opposite Engineer's Station 1024-36.0 and on the Southerly line of that parcel conveyed by Book 296 at Page 604, Deed Records of Klamath County, Oregon; thence North 73 degrees 04' 30" West along said Book 296 at Page 604, 196.1 feet; thence North 16 degrees 55' 30" East 12.0 feet; thence South 73 degrees 04' 30" East 196.1 feet; thence South 16 degrees 55' 30" West 12.0 feet to the point of beginning. Said parcel being located in the SW 1/4 NW 1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

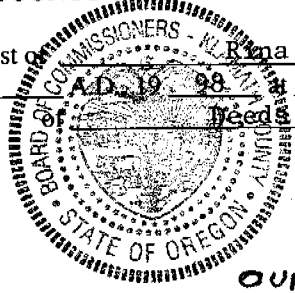
CODE 8 MAP 2808-20BO TL 2600  
CODE 50 MAP 3808-20BO TL 2700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Commissioners - Klamath Ma J. Van Donk the 26th day of February AD. 1998 at 3:03 o'clock P. M., and duly recorded in Vol. M98 on Page 6283.

FEE \$40.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rosa



OUTLAIN DEED PAGE 3 OF 3

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