

BE

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



2010-014655

Klamath County, Oregon



00094628201000146550020025

SPACE RI

12/28/2010 03:46:07 PM

Fee: \$42.00

FC

RECORDER'S USE

Witness my hand and seal of County affixed.

NAME

TITLE

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

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Richard W. Clark and Patricia A. Clark, 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:

\*\* Husband & Wife

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 \$ 0. 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 Dec. 27, 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

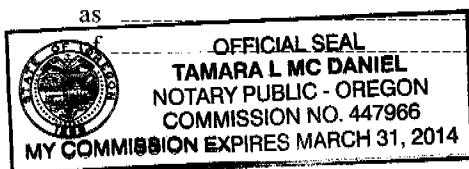
This instrument was acknowledged before me on

by Richard W. Clark

This instrument was acknowledged before me on

by \_\_\_\_\_

as \_\_\_\_\_



Notary Public for Oregon

My commission expires

3/31/14

# Exhibit "A"

## PARCEL 1

The SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Sec 23, Twp. 41 South, Range 12, E.W.M. Klamath County, Oregon, Also an easement over the NE $\frac{1}{4}$  of Section 23 lying South of the Alturas Highway, all in Twp. 41 South Range 12 E.W.M., more particularly described as follows: Beginning at the NE corner of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  thence North to the Southerly right of way of the State Highway.

## PARCEL 2

The following described real property in Klamath County, Oregon:

That portion of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 14, Township 41 South, Range 12 East of the Willamette Meridian, lying South of the "D" Canal, EXCEPTING rights-of-way.

ALSO, Beginning at the quarter corner on Northerly side of Section 23, Township 41 South, Range 12 East of the Willamette Meridian; thence South 5 chains; thence East 20 chains, more or less, to the Easterly line of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 23; thence North 5 chains, more or less, to the Northerly line of said Section; thence Westerly along the Northerly line of said Section 20 chains to place of beginning, being situated in NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 23, Township 41 South, Range 12 East of the Willamette Meridian, EXCEPT rights-of-way of record; and

EXCEPTING those portions deeded to the United States of America by deed recorded in Deed Volume 43 at page 557, and Deed Volume 49 at page 203, Records of Klamath County, Oregon. Subject to contract and/or lien for irrigation and/or drainage and easements and rights-of-way of record and those apparent on the land; and

Beginning at a point on the West line of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 23, Township 41 South, Range 12 East of the Willamette Meridian; which is 5 chains South of the quarter corner on the North line of said Section 23; thence South along the said West line 10 chains, more or less, to the Southwest corner of the premises conveyed to the grantors herein by deed from W. C. Dalton Company, a co-partnership composed of W. C. Dalton and Elizabeth E. Dalton, and recorded January 17, 1942, in Deed Volume 144 at page 247, Records of Klamath County, Oregon; thence East along

South line of said premises to the East line of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 23; thence North along said East line of said NW $\frac{1}{4}$  of NE $\frac{1}{4}$ , 10 chains, more or less, to the Southeast corner of the premises conveyed to the grantors herein by deed from Nettie L. Spolik, Blanche Anne Dolifka and Arthur P. Dolifka, recorded June 15, 1945, in Deed Volume 177 at page 191, Records of Klamath County, Oregon; thence West to the point of beginning, and being a portion of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 23, Township 41 South, Range 12 East of the Willamette Meridian.