

2011-003813

Klamath County, Oregon



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03/21/2011 11:51:02 AM

Fee: \$42.00

Russell and Rosemarie Cook  
17330 Hwy 140 E  
Dairy, OR 97625

**Grantor**

Russell and Rosemarie Cook  
17330 Hwy 140 E  
Dairy, OR 97625

**Grantees.**

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

Russell and Rosemarie Cook, Trustees  
17330 Hwy 140 E  
Dairy, OR 97625

**QUITCLAIM DEED**

Russell and Rosemarie Cook, Grantors, conveys to Russell and Rosemarie Cook, as Trustees of the Russell and Rosemarie Cook Revocable Living Trust dated February 16, 2011, hereinafter ("Grantees"), 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 attached Exhibit A

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that his deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on February 16 2011; 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.

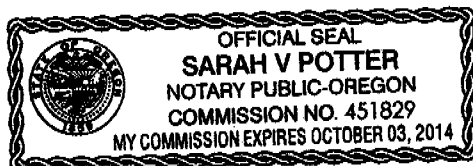
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Russell & Cook 2-16-11  
Russell Cook Date

Rosemarie Cook 2/16/11  
Rosemarie Cook Date

STATE OF OREGON, )  
County of Harney ) ss

This instrument was acknowledged before me on 2-16-2011, 2010, by Russell and Rosemarie Cook.



Sarah V. Potter  
Notary Public for Oregon  
My commission expires 10-3-2014

Return Cook + Potter  
o/c

21716

## PARCEL 1:

The NE¼NE¼ of Section 36, Township 38 South, Range 10 East of the Willamette Meridian.

EXCEPTING THEREFROM the following described property: Beginning at a point which is the SW corner of the NE¼NE¼, running thence due east along the quarter section line between the NE¼NE¼ and the SE¼NE¼ 815 feet to a point, thence N. 31°47'22" W. 1,547.08 feet, thence due South along the quarter section line between the NE¼NE¼ and the NW¼NE¼ 1315 feet to the point of beginning, all being in the NE¼NE¼ of Section 36, Township 38 South, Range 10 East of the Willamette Meridian.

THE SE¼SE¼ of Section 25, Township 38 South, Range 10 East of the Willamette Meridian, and that part of the NE¼SE¼ of Section 25, Township 38 South, Range 10 East of the Willamette Meridian, lying South of the Oregon, California and Eastern Railway right of way.

That portion of the SW¼NE¼ of Section 31, Township 38 South, Range 11½ East of the Willamette Meridian, which lies southerly of the South line of the Klamath Falls-Lakeview Highway as presently established.

Government Lots 2 and 3, EXCEPT that portion of Lot 2 conveyed to California Oregon Power Company by deed recorded March 21, 1952, in Deed Volume 253 page 538, in Section 31, Township 38 South, Range 11½ East of the Willamette Meridian.

The SE¼NW¼ of Section 31, Township 38 South, Range 11½ East of the Willamette Meridian, EXCEPTING therefrom that portion lying north of the Klamath Falls-Lakeview Highway.

## PARCEL 2:

Beginning at the Southwest corner of the Northeast one-quarter of the Northeast one-quarter of Section 36, Township 38 South, Range 10 East of the Willamette Meridian; thence East along the Southerly line of said Northeast one-quarter of the Northeast one-quarter a distance of 815.00 feet to a point; thence North 31°47'22" West 773.54 feet to a point; thence South 31°47'22" West 773.54 feet to the point of beginning.

Saving and excepting those portions lying within the Klamath Falls-Lakeview Highway, and/or the Railroad right of way.

## SUBJECT TO:

1. Easements and rights of way of record and apparent on the land.
2. Mortgage, including the terms and provisions thereof, recorded on February 1, 1977, in Volume M77 on page 1780, Microfilm records of Klamath County, Oregon, in favor of The Federal Land Bank of Spokane, which Mortgage Grantee herein agrees to assume and pay according to the terms and provisions contained therein.
3. Trust Deed, including the terms and provisions thereof, recorded February 1, 1977, in Volume M77 on page 1846, Microfilm records of Klamath County, Oregon, in favor of First Federal Savings and Loan Association, which Trust Deed Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 21st day of December A.D. 19 88 at 1:39 o'clock P. M., and duly recorded in Vol. M88 of Deeds on Page 21715.

FEE \$13.00

EVELYN BIEHN

By

County Clerk

*Annetha A. Detoch*