

WKC 90293-DS

BE-

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



West States Venture Group LLC

2011-005950

Klamath County, Oregon



00101781201100059500020026

S
,
1
1
1

SPACE RE
FC
RECORD

05/12/2011 11:25:40 AM

Fee: \$42.00

Grantor's Name and Address

John Sowell

P. O. Box 675

Merrill, OR 97633

Grantee's Name and Address

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

John Sowell

P. O. Box 675

Merrill, OR 97633

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

no change

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that West States Venture Group LLC

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

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" ATTACHED HERETO

This document is to clear any and all interest in that certain Memorandum of contract recorded in M05, page 36075

(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 \$to clear title. 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. (The sentence between the symbols , 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 April 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.

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.

West States Venture Group LLC

Lawrence Sowell
Lawrence Sowell, Member

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 25, 2011 by Lawrence O. Sowell as member of West States

This instrument was acknowledged before me on April 25, 2011 by Lawrence O. Sowell as member of West States Venture Group LLC

Notary Public for Oregon

My commission expires April 21, 2012



OFFICIAL SEAL
EMILY COE
NOTARY PUBLIC- OREGON
COMMISSION NO. 426594

42and

EXHIBIT "A"

The following-described real property in Klamath County, Oregon:

That portion of the SE $\frac{1}{4}$ lying South of the Railroad right of way, in Section 1, Township 41 South, Range 10 East of the Willamette Meridian, EXCEPTING THEREFROM the following described parcel: Beginning at the iron pin which marks the quarter section corner common to Sections 1 and 12, Township 41 South, Range 10 E.W.M.; running thence North 0°29' West along the quarter line, which line is also the East boundary of Sunshine Tracts a distance of 674 feet to an iron pin; thence South 89°51' East a distance of 193.9 feet to a point; thence South 0°29' East parallel to the above mentioned quarter line a distance of 673.2 feet to a point on the South line of said Section 1 which line is also the centerline of the Dalles California Highway; thence North 89°57' West along said South section line a distance of 193.9 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to United States of America by deed dated October 9, 1908, recorded October 13, 1908, in Volume 25 page 135, Deed Records of Klamath County, Oregon.

1111A Jan 1908