

Klamath County  
305 Main St, Rm 238  
Klamath Falls, OR 97601

Grantor's Name and Address  
Jean Richardson, Trustee...  
1805 Wales Dr  
Walnut Creek, CA 94595  
Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
Jean Richardson, Trustee  
1805 Wales Dr  
Walnut Creek, CA 94595

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
Jean Richardson, Trustee  
1805 Wales Dr  
Walnut Creek, CA 94595

2011-006449  
Klamath County, Oregon



SPACE  
F  
RECO

05/24/2011 01:01:52 PM

Fee: \$37.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Klamath County, a political subdivision of the State of Oregon hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Jean Richardson, Trustee of the Survivors Trust u/o The Richardson Family Trust as Amended July 22, 2010, 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:

The tracts of land situated in Section 3, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the intersection of the North-South centerline of said Section 3 and the Southerly right of way line of the Sprague River Highway; thence South along said centerline of Section 3 a distance of 220 feet, more or less, to the center one-fourth corner of said Section 3; thence West along the East-West centerline of said Section 3 to the Northwest corner of the E $\frac{1}{2}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 3; thence South along the West line of the E $\frac{1}{2}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 3 to the South-West corner of the E $\frac{1}{2}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 3; thence South 57° 30' East a distance of 1350 feet; thence North 37° 30' East a distance of 880 feet, more or less, to a point that is 307 feet Westerly from measured at right angles to the North-South centerline of said Section 3; thence North parallel with and 307 feet Westerly from the North-South centerline of said Section 3 to a point that is 40 feet Southerly from measured at right angles to the East-West centerline of said Section 3; thence East parallel with and 40 feet Southerly from the East-West centerline of said Section 3 to the North-South centerline of said Section 3; thence Northeasterly to a point on the Southerly right of way line of the Sprague River Highway; said point being 200 feet Southeasterly from the point of beginning; thence Northwesterly along the Southerly right of way said Highway a distance of 200 feet to the point of beginning. Excepting therefrom the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  and the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 3, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. **Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.**

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

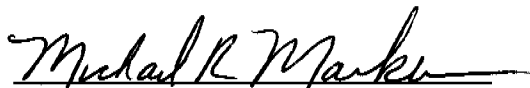
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$95,000.00. ~~\*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 May 24, 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.


  
Michael R. Markus

STATE OF OREGON, County of Klamath ) ss.

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

This instrument was acknowledged before me on May 24, 2011,  
by Michael R. Markus, as Klamath County Surveyor, duly authorized and directed to sign this instrument in lieu of the Chairman of the Board of County Commissioners of Klamath County, Oregon, and the duly elected qualified and acting Commissioners, respectively, of said County and State; and said Klamath County Surveyor acknowledged said instrument to be the free act and deed of said County



  
Notary Public for Oregon  
My commission expires 20, 2011