

2011-009102

Klamath County, Oregon



00105716201100091020030038

08/08/2011 01:18:30 PM

Fee: \$47.00

THE ABOVE SPACE PROVIDED FOR RECORDERS USE ONLY

PREPARED BY:

James W. Kincaid
3210 Sprague River Road
Chiloquin, Oregon 97624

WHEN RECORDED RETURN TO:

James W. Kincaid
3210 Sprague River Road
Chiloquin, Oregon, 97624

Returned @ Counter

QUIT CLAIM DEED

August 05, 2011 THE GRANTOR(S),

- Wendy Louise Kincaid, ~~a single person~~, - *hetner* *WLL*
for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration
conveys, releases and quit claims to the GRANTEE(S):

- James W. Kincaid, 3210 Sprague River Road, Chiloquin, Klamath County, Oregon, 97624,
the following described real estate, situated in the County of Klamath, State of Oregon:

(legal description): attached

Grantor does hereby grants, bargain and sell all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: R-3407-035AO-01500-000 Key No.R204905

PAGE 1 QUIT CLAIM

Mail Tax Statements To:
James W. Kincaid
3210 Sprague River Road
Chiloquin, Oregon 97624

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. 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.

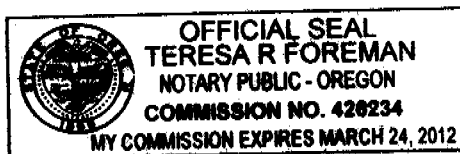
Grantor Signatures:

DATED: 8/5/11

Wendy Louise Kincaid - Letner
Wendy Louise Kincaid - Letner
PO Box 307/5689 Sprague River Road
Chiloquin, Oregon, 97624

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 5 day of August, 2011 by Wendy Louise Kincaid.



Teresa R Foreman
Notary Public

City Recorder / Notary Public
Title (and Rank)

My commission expires Mar 24, 2012

PAGE 2 CONTAINS

Exhibit A

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a Brass Cap monument marking the Northwest corner of the NE 1/4 of the NE 1/4 of said Section 35; thence North 88° 56' 56" East along the North line of said Section 35, 700.37 feet to a point that is located 700 feet East, measured at right angles, from the West line of the said NE 1/4 of the NE 1/4; thence South 00° 47' 57" West parallel to the West line of said NE 1/4 of the NE 1/4 508.41 feet, more or less, to the Southerly right of way line of the Chiloquin-Sprague River Highway, and the true point of beginning for this description; thence South 00° 47' 57" West parallel to the West line of the said NE 1/4 of the NE 1/4 373.57 feet to a 5/8 Inch iron pin on the North bank of the Sprague River; thence continuing South 00° 47' 57" West parallel to the West line of the said NE 1/4 of the NE 1/4 91.00 feet, more or less, to the thread of the Sprague River; thence North 72° 49' 58" East along the thread of the Sprague River 231.28 feet to a point located 920 feet East, measured at right angles, from the West line of the said NE 1/4 of the NE 1/4; thence North 00° 47' 57" East parallel to the West line of the said NE 1/4 of the NE 1/4 83.00 feet to a 5/8 inch Iron pin on the North bank of the Sprague River; thence continuing North 00° 47' 57" East parallel to the said West line of the NE 1/4 of the NE 1/4 380.86 feet, more or less, to the Southerly right of way line of the Chiloquin-Sprague River Highway; thence South 72° 59' 59" West along the Southerly right of way line of said Chiloquin-Sprague River Highway 231.06 feet to the said true point of beginning. Bearings based on and refer to Record Survey 4939.