

BE

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



Eugene A Wellman and Genevieve V Wellman

1220 Sunset Beach Road

Klamath Falls, Oregon 97601

Grantor's Name and Address

Victoria A Madden

P.O. Box 210

Kasilof, Alaska 99610

Grantee's Name and Address

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

Eugene A Wellman

1220 Sunset Beach Road

Klamath Falls, Oregon 97601

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

Eugene A Wellman

1220 Sunset Beach Road

Klamath Falls, Oregon 97601

2011-011522

Klamath County, Oregon



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SPACE F
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RECORDED

10/14/2011 10:33:32 AM

Fee: \$37.00

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QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that

Eugene A and Genevieve V Wellman

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

Victoria A Madden

hereinafter called grantee, and unto grantee's heirs, successors and assigns, $\frac{1}{3}$ 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:

Beginning at a point on the West line of Lot "A", Sunset Beach, Klamath County Oregon, from which the Northwest corner of said Lot "A" bears N. 12 deg. 10' W. 25.64 feet distance; thence N. 67 deg. 49' E. 58.27 feet; thence S. 30 deg. 26' 30" E. 128.5 feet; thence S. 66 deg. 27' 30" W. 124.5 feet to the high water line of Upper Klamath Lake; thence along the high water line of Upper Klamath Lake, N. 11 deg. 59' W. 129.91 feet; thence N. 67 deg. 49' E. 24.59 feet, more or less to the point of beginning.

Reserving, however, a perpetual easement over and across the Northwestern 20 feet, thereof as a roadway for ingress and egress for the adjoining lands.

Also included to run with the property are the right of ingress and egress to the above described property across said Lot "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. 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 \oplus , 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 October 14, 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.

Genevieve V. Wellman by
Eugene A Wellman Agent
Eugene A Wellman

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 14th October 2011
by Eugene A Wellman and Genevieve V Wellman by Eugene A Wellman Agent

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires Dec 8, 2011