

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

Kent S. Taylor
5402 Bull Run Cir
Austin, TX 78727

Grantor's Name and Address

Grantee's Name and Address

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

Kent S. Taylor
5402 Bull Run Cir
Austin, TX 78727

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

Kent S. Taylor
5402 Bull Run Cir
Austin, TX 78727

2012-006794
Klamath County, Oregon

SPAC

RECC



00120107201200067940010016

06/21/2012 09:28:49 AM

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 Kent S. Taylor, 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:

A parcel of land situated in the NW¼ of Section 15, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of Lot 111, Block 5, Oregon Pines, a recorded subdivision in Klamath County, Oregon, and being more particularly described as follows:

Beginning at the SW corner of Lot 74, Block 5 of said Oregon Pines; thence N 16° 30' 25" W 383.35 feet to the SW corner of Lot 75; thence N 03° 27' 47" W along the Westerly lines of Lots 75, 77 and 78, 635.21 feet to the SW corner of Lot 79; thence N 19° 58' 31" E - 226.66 feet to the NW corner of said Lot 79; thence N 43° 18' 17" W - 131.63 feet to the most easterly corner of Lot 110; thence S 46° 41' 43" W - 374.00 feet to the most southerly corner of said Lot 110, said corner also being the easterly right of way of Nagel-Ridge Way; thence along said easterly right of way the following five (5) courses; S 43° 18' 17" E - 59.09 feet; thence 383.30 feet along a 330 foot radius curve to the right (the long chord which bears S 10° 01' 47" E - 362.11 feet); thence S 23° 14' 42" W - 263.67 feet; thence 342.10 feet along a 470 foot radius curve to the left (the long chord which bears S 02° 23' 36" W - 334.59 feet); thence S 18° 27' 31" E - 107.64 feet; thence leaving said right of way N 86° 37' 21" E - 413.38 feet to the point of beginning. 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 \$8,500.00. *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 June 20, 2012; 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, and Sections 2 to 7, Chapter 8, Oregon Laws 2010. 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, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

Michael R Markus
Michael R. Markus

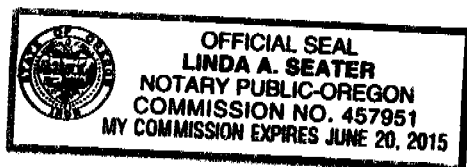
STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on _____

by _____

This instrument was acknowledged before me on June 20, 2012

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



[Signature]
Notary Public for Oregon
My commission expires 20, 2015