

2012-010356

Klamath County, Oregon



00124464201200103560020024

SPACE RE: 09/18/2012 02:19:08 PM

Fee: \$42.00

FOR
RECORDER'S USE

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

Grantor's Name and Address

Bruce A. & Vicki L. Hurst
238 S Seymour St
Napa, CA 94559

Grantee's Name and Address

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

Bruce A. & Vicki L. Hurst
238 S Seymour St
Napa, CA 94559

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

Bruce A. & Vicki L. Hurst
238 S Seymour St
Napa, CA 94559

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 Bruce A. Hurst & Vicki L. Hurst, as Tenants by the Entirety, 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:

All that portion of Lot 6 lying Northerly of the following described line situated in Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point located on the line between Government Lots 5 and 6, said point being located South 0° 03' 07" West, 319.0 feet from the North quarter corner of Section 36; thence South 89° 43' 16" East, 620.0 feet to a point; thence in a Southeasterly direction to the Northwest corner of Lot 7; all in Section 36, Township 39 South, Range 7 East of the Willamette Meridian.

Saving and Excepting therefrom that portion of Lot 6 and the NE¼ of the NE¼ of said Section 36 lying within the following described parcel of land:

A tract of land situated in the SE¼ of the SE¼ of Section 25 and the N½ of the NE¼ of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, more particularly described as follows: Beginning at the intersection of the Northerly right of way line of the Weyerhaeuser

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

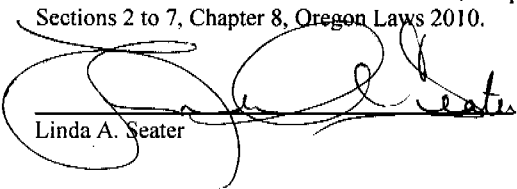
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$5,300.00. ~~*However, the actual consideration consists of or includes other property or value given or promised which is part of 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 September 17, 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.

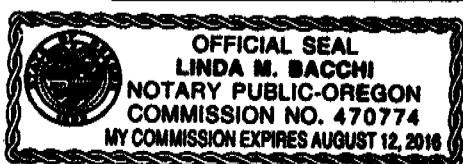
Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 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.

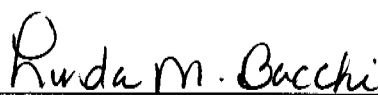

Linda A. Seater

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on _____
by _____

This instrument was acknowledged before me on September 17, 2012,
by Linda A. Seater, as Klamath County Tax Collector, 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 Tax Collector acknowledged said instrument to be the free act and deed of said County




Linda M. Bacchi

Notary Public for Oregon

My commission expires August 12, 2016

Continue description

Logging Road and the Southerly line of the right of way of the Old Klamath River Road from which the Southwest corner of the SE¼ of the SE¼ of Section 25 said Township and Range bears North 80° 13' 20" East 805.80 feet distant; thence North 69° 29' East along the Southerly right of way of the Klamath River Road, 396.33 feet to the North line of Section 36, Township 39 South, Range 7 East of the Willamette Meridian; thence South 89° 43' 16" East 422.91 feet to the Southwest corner of said SE¼ of the SE¼ of said Section 25; thence North 0° 12' 12" West 148.09 feet to the Southerly right of way of the said Klamath River Road; thence North 86° 02' 11" East along said right of way 302.82 feet; thence South 33° 29' East 608.53 feet, more or less to the Northerly right of way line of the Weyerhaeuser Logging Road; thence along the said Northerly right of way in a Westerly direction to the point of beginning.

Also saving and excepting therefrom a strip of land 66 feet in width conveyed to Weyerhaeuser Timber Company by deed recorded January 3, 1929, in Book 85 at Page 104, Deed Records of Klamath County, Oregon.

Also excepting therefrom that portion lying within the boundaries of Klamath River Acres Subdivision and First Addition to Klamath River Acres Subdivision.

Also excepting therefrom that portion conveyed to Donald William Bell and Audrey Lavon Bell, recorded November 25, 1981, in Book M81, at Page 20408, further described as follows: Beginning at a 5/8" iron rod on the Southeasterly line of Klamath River Road (a public road-by use) from which the quarter corner common to Sections 25 and 36 bears North 54° 04' 10" West 394.87 feet; thence N 61° 28' 41" East 205.26 feet, along the Southeasterly line of said Klamath River Road to a 5/8" iron rod on the Southwesterly line of Riveredge Road of Klamath River Acres Subdivision; thence along the Southwesterly line of said Riveredge Road, South 54° 58' 00" East 80.48 feet to a 5/8" iron rod; thence continuing along the Southwesterly line of said Riveredge Road, along a 1048.37 foot radius curve to the left 99.40 feet, the long chord of which bears South 57° 40' 34" East 99.35 feet a 5/8" iron rod; thence N 89° 46' 30" West 330.12 feet to the place of beginning, all lying in Government Lot 6, Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.