

2012-014249

Klamath County, Oregon



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12/24/2012 09:11:43 AM

Fee: \$57.00

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL THIS DEED TO:

Carr, Kennedy, Peterson & Frost
Attention: Evan L. Delgado
420 Redcliff Drive
Redding, California 96002

MAIL TAX STATEMENTS TO:

Ben Struble
8131 Sheepy Creek Road
Dorris, California 96023

Property Tax Parcel/Account No.: R86837, R418578,
R418550, R418587, R880084, R418658, R418943,
R418596, R418710, and R418694

QUITCLAIM DEED

SHANNON STRUBLE, as Trustee of the S-Wrench Ranch Trust (who erroneously acquired title as "S-Wrench Ranch Trust"), Grantor, of P.O. Box 515, Dorris, California, releases and quitclaims to EDWARD LEON STRUBLE aka BEN STRUBLE, a married man, as his sole and separate property, Grantee, of 8131 Sheepy Creek Road, Dorris, California, all right, title and interest in and to the real property in the County of Klamath, State of Oregon, described in Exhibit A attached hereto free of encumbrances.

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, 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

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$ -0-.

This deed is being recorded to eliminate the cloud on the title to the real property described herein, created by that certain Quitclaim Deed recorded March 5, 2007 as Series No. 2007-003667 in the Official Records of Klamath County, and to confirm title in the Grantee herein.

Dated this 19 day of December, 2012.


SHANNON STRUBLE, as Trustee of
the S-Wrench Ranch Trust

State of California)
County of Siskiyou) ss.

On December 19, 2012, before me, Melinda S. Hill,
Notary Public, personally appeared SHANNON STRUBLE, who proved to me on
the basis of satisfactory evidence to be the person whose name is subscribed to the
within instrument and acknowledged to me that ~~he~~ executed the same in ~~his~~
authorized capacity, and that by ~~his~~ signature on the instrument the person, or the
entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of
California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Melinda S. Hill



Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

The following described property located in Township 37 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon:

Section 10: W 1/2 NE 1/4, E 1/2 NW 1/4, E 1/2 E 1/2

Section 11: NE 1/4 NW 1/4 and the W 1/2 W 1/2

Section 14: W 1/2 NE 1/4, and E 1/2 NW 1/4

Section 23: All of that portion of the W 1/2 NE 1/4 and the NW 1/4 lying Easterly of the Sprague River County Road

Also, beginning at the Southeast corner of the SW 1/4 SE 1/4 Sec. 10, T. 37 S., R. 11 1/2 E.W.M., running thence North one half mile, more or less, to the NE corner of the NW 1/4 SE 1/4 of said Section 10; thence West 2300 feet, more or less, to the northeasterly right of way line of the county road known as the Yonna Valley road; thence Southeasterly along the right of way line to the South line of said Sec. 10; thence East 1360 feet, more or less, to the point of beginning, being all of that portion of the E 1/2 SW 1/4 of said Section 10, lying Northeasterly from the Yonna Valley road, and all of the W 1/2 SE 1/4, Sec. 10, T. 37 S., R. 11 1/2 E.W.M.

Also, beginning at the corner common to Section 10, 11, 14 and 15, T. 37 S., R. 11 1/2 E.W.M., thence West 2670 feet, more or less, along the section line to the northeasterly right of way line of the county road known as the Yonna Valley road; thence Southeasterly along said right of way line to the East line of said Section 15; thence North 2400 feet, more or less, to the point of beginning, being that portion of the N 1/2 of Section 15, T. 37 S., R. 11 1/2 E.W.M., lying Northeasterly from the Yonna Valley road.

Also, beginning at the corner common to Sections 10, 11, 14 and 15, T. 37 S., R. 11 1/2 E.W.M., thence South 2400 feet, more or less, along the section line to the Northeasterly right of way line of the county road known as the Yonna Valley road; thence Southeasterly along said right of way line to the South line of said Section 14; thence East along said section line 2260 feet, more or less, to the Southeast corner of the SW 1/4 SE 1/4 of said Section 14; thence North one half mile; thence West one half mile; thence North one half mile to the North line of said Section 14; thence West one fourth mile, more or less, to the point of beginning, being all of that portion of the W 1/2 NW 1/4 and of the SW 1/4 of Section 14, T. 37 S., R. 11 1/2 E.W.M., lying Northeasterly from the Yonna Valley road, and all of the W 1/2 SE 1/4 of said Section 14.

PARCEL 2:

Lots 1, 2, 3, 4 and 5 of Section 16, Township 41 South, Range 8 E.W.M., except right of way to California Northeastern Railway Company 100 feet wide, as granted by deed recorded in Volume 22 of Deeds, page 549, and a right of way to said Company as granted by deed recorded in Volume 25 of Deeds, page 154, and also except a strip of land of approximately 7.35 acres as included in road and granted by deed to Klamath County, Oregon, dated October 3, 1933, excepting also a tract of land conveyed to Morris J. Knight and Evelyn Knight, husband and wife, dated August 1, 1946, recorded August 2, 1946 in Volume 193, page 266, described as follows:

A part of the fractional South half of the Northwest quarter of Section 16, Township 41 South, Range 8 E.W.M., described as follows:

Beginning at a point on the easterly line of the right of way of the California Northeastern Railway Company as determined from the grant of right of way to said California Northeastern Railway Company by the deed dated May 10, 1907, and recorded June 7, 1907, in Book 22, page 549 of Deed records of Klamath County, Oregon, 600 feet (when measured along the easterly boundary of the said right of way), Northeasterly from the intersection of the said right of way with the Southerly line of said fractional South half of the Northwest quarter, Section 16, Township 41 South, Range 8 E.W.M.; thence Southwesterly along the Easterly boundary of said right of way to its intersection with the Southerly line of said South half of the Northwest quarter; thence East 886 feet along said Southerly boundary of fractional South half of the Northwest quarter; thence North 366 feet to a point; thence in a Northwesterly direction along a straight line to the point of beginning; saving and excepting therefrom the right of way for public highway given to Klamath County by deed dated October 3, 1933 and recorded October 5, 1933 in Book 101, page 468, Deed records of Klamath County, Oregon.

Tax Parcel Number: R86837 and R418578 and R418550 and R418587 and R880084 and R418658 and R418943 and R418596 and R418710 and R418694