

2013-001773

Klamath County, Oregon



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SPACE I

02/15/2013 12:58:06 PM

Fee: \$37.00

RECORDED

Klamath County
305 Main St, Rm 121
Klamath Falls, OR 97601
Grantor's Name and Address
Linda Long & Judy Scherzer
P O Box 545
Chiloquin, OR 97624
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Linda Long & Judy Scherzer
P O Box 545
Chiloquin, OR 97624

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Linda Long & Judy Scherzer
P O Box 545
Chiloquin, OR 97624

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 Linda Long and Judy Scherzer, as Tenants in Common, 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 Government Lot 32, Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a 1/2" iron pin marking the Northeast corner of that certain parcel of land described in Deed Volume M75, Page 7623, Microfilm Records of Klamath County, Oregon, on the Northerly line of said Lot 33 from which a 3/4" pipe marking the intersection of the Easterly right of way line of US Hwy No. 97, with said Northerly line of Lot 33 bears S 89° 49' 56" W, 542.29 feet; thence S 00° 08' 48" E along the East line of said described parcel, 40.41' to a 3/4" iron pipe on the Northerly line of that certain parcel described in Deed Volume 363, Page 58, Deed Records of Klamath County, Oregon; thence along said parcel boundary the following courses and distances: N 89° 46' 48" E parallel to but 40.00' South of said North line of Lot 33, 454.20' to a 3/4" iron pipe on the East line of said Lot 33; S 00° 08' 48" E along said East line, 95.00' to a 1/2" iron pin; N 89° 49' 56" E 107.41' to a 5/8" iron pin marking the Northwest corner of that certain parcel described in Deed Volume M76, Page 17502, Microfilm Records of Klamath County, Oregon; and the true point of beginning of this description; thence N 41° 53' 10" E 155.48' m/l to a 5/8" iron pin; thence S 51° 10' 25" E to the most Northerly corner of that certain parcel described in Volume M76, Page 17502, Microfilm Records of Klamath County, Oregon; thence South 57° 40' W 177.60' to the point of beginning.

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

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

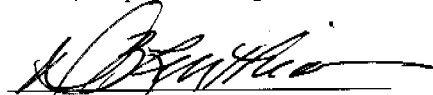
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

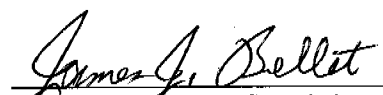
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$864.02. *However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. * (The sentence between the symbols*, 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 February 12, 2013; 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, 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, Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.


Dennis B. Linthicum, Chmn of the Bd

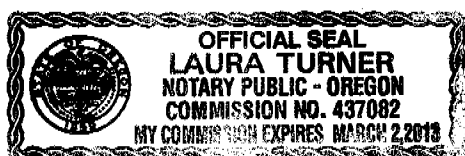

James J. Bellet, County Commissioner



Thomas W. Mallams, County Commissioner

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on _____
by _____

This instrument was acknowledged before me on February 12, 2013
by Dennis Linthicum, Chairman, James Bellet, Commissioner, Thomas Mallams,
as Commissioners of Klamath County, A political subdivision
of the State of Oregon




Notary Public for Oregon
My commission expires March 2, 2013