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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2013-003054

Klamath County, Oregon



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03/21/2013 02:10:20 PM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Shannon T. Mann
Elizabeth Mann
P.O. Box 7731 Klamath Falls, OR 97602
Grantor's Name and Address

Shannon T. Mann
P.O. Box 7731 Klamath Falls, OR 97602
Grantee's Name and Address

After recording, return to (Name and Address):
Shannon T. Mann
P.O. Box 7731 Klamath Falls, OR 97602

Until requested otherwise, send all tax statements to (Name and Address):
Shannon T. Mann
P.O. Box 7731 Klamath Falls, OR 97602

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Shannon T. Mann and Elizabeth Mann

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Shannon T. Mann
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 (legal description of property):

Legal Description - see attached Exhibit 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 \$ 0.00. 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.)

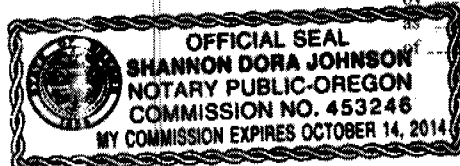
In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 3-18-13, any signature on behalf of a business or other entity is made with the authority of that entity.

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, AS 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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on 3-21-13
by Shannon Mann and Beth Mann

This instrument was acknowledged before me on _____



Notary Public for Oregon

My commission expires OCT 14 2014

EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL 1:

Beginning at an iron pin on the East right of way line of the Klamath Falls-Merrill Highway which lies South 802.6 feet along the Section line and South 69 degrees 43' East a distance of 31.98 feet from the iron axle which marks the West quarter corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and running thence: South along the Easterly right of way line of the Klamath Falls-Merrill Highway a distance of 98.9 feet to an iron pin; thence East a distance of 220 feet to an iron pin; thence North, parallel to the Section line, a distance of 45 feet to an iron pin; thence North 76 degrees 14' West a distance of 226.5 feet, more or less, to the point of beginning, in the NW1/4 SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Beginning at an iron pin on the East right of way line of the Klamath Falls-Merrill Highway which lies South 802.6 feet along the Section line and South 69 degrees 43' East a distance of 31.98 feet from the iron axle which marks the West quarter corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and running thence: South 76 degrees 14' East a distance of 226.5 feet to a point; thence South and parallel with the West Section line of said Section 7 a distance of 45.0 feet to an iron pin; thence East at right angles to said Section line a distance of 20 feet to an iron pin; thence North and parallel to said Section line a distance of 10.2 feet to an iron pin; thence South 69 degrees 43' East a distance of 289.56 feet to a point; thence South 72 degrees 44' East a distance of 43.1 feet to a point on the West line of the Enterprise Ditch; thence North 5 degrees 25' West along the West line of said ditch a distance of 67.2 feet to an iron pin; thence North 15 degrees 09' East a distance of 68.7 feet to an iron pin; thence North 67 degrees 36' West along the Southerly right of way line of the O.C. & E. Railroad a distance of 610.4 feet to a point on the East right of way line of the Klamath Falls-Merrill Highway; thence South along the East right of way line of the Klamath Falls-Merrill Highway 163.8 feet to the point of beginning, being in the NW1/4 SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.