

2013-006005

Klamath County, Oregon



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05/29/2013 10:53:01 AM

Fee: \$47.00

Recorded • Covered

Recording requested by: JOHN GARRETT
When recorded, mail to: J TAX STATEMENT

Name: JOHN GARRETT
Address: 721 W. 42ND ST
City: LOS ANGELES
State/Zip: CA, 90037

Space above reserved for use by Recorder's Office
Document prepared by:
Name _____
Address _____
City/State/Zip _____

Property Tax Parcel/Account Number:

QUITCLAIM DEED

This Quitclaim Deed is made on SEPTEMBER 16, 2007, between
PEACHY P. THOMAS, Grantor, of 3227 RIVERS DRIVE,
City of CHILCOQUA, State of OREGON 97624-5746 and
_____, Grantee, of JOHN GARRETT,
City of LOS ANGELES, State of CALIF. 90037.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 31255, 31261, HIGHWAY 97 NORTH,
City of CHILCOQUA, State of OREGON 97624-5746

SEE EXHIBIT (A)

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2007 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: OCTOBER 16, 2007

Peachy P. Thomas
Signature of Grantor

PEACHY P. THOMAS
Name of Grantor

N/A
Signature of Witness #1

Printed Name of Witness #1

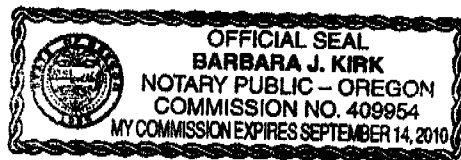
N/A
Signature of Witness #2

Printed Name of Witness #2

State of Oregon County of Clatsop

On 15 October 2008, the Grantor, PEACHY P. THOMAS,
personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above
document and that he/she signed the above document in my presence.

Barbara J. Kirk
Notary Signature



Notary Public,
In and for the County of _____ State of _____

My commission expires: _____ Seal

Send all tax statements to Grantee.

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The following described real property is situated in Klamath County, Oregon, being more particularly described as follows:

From the Northwest corner of the NW1/4 of the SW1/4, Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, Easterly along the North line of said NW1/4 of SW1/4, 330 feet to the point of beginning; thence South and parallel with Section line of said Section 27, 132 feet to an iron pin; thence Easterly and parallel with North line of NW1/4 of SW1/4, 198 feet to an iron pin; thence North and parallel with Section line of said Section 27, 132 feet to an iron pin; thence Westerly 198 feet to the point of beginning.

PARCEL 2:

A portion of the NW1/4 SW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the one-quarter common to Sections 27 and 28, said Township and Range; thence East, parallel with the South line of said NW1/4 SW1/4, a distance of 330.0 feet; thence South parallel with the West line of said Section 27, a distance of 132.0 feet; thence West, parallel with the South line of said NW1/4 SW1/4 a distance of 330.0 feet to the West line of said Section 27; thence North, along said West line, a distance of 132.0 feet to the point of beginning.

NOTE: It is further stipulated by Lester Tolman and Roberta Tolman that they have agreed with James E. Rogers and Cora Rogers, from whom they purchased said property that the said 1/4 corner of Section 27, Township 35 South, Range 7 East of the Willamette Meridian is the corner surveyed and found by Lyle Smith, Registered Surveyor of Oregon No. 290, this survey is on record in Klamath County, Oregon, this 1/4 corner is further agreed on by Lester Tolman and Roberta Tolman, husband and wife and Joe Dumore and Norine Dumore, husband and wife.

PARCEL 3:

A parcel of land lying in the NW1/4 of SW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the West line of said NW1/4 of SW1/4, 132 feet South from the Northwest corner thereof; thence East 330 feet parallel to the North line of said subdivision; thence South 132 feet parallel to the West line of said subdivision; thence West 330 feet parallel to the North line of said subdivision to a point on the West line of said subdivision; thence North on said West line 132 feet to the point of beginning.

PARCEL 4:

From the Northwest corner of NW1/4 of SW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian East along North line of said NW1/4 of SW1/4, 330 feet to an iron pin; thence south and parallel with section line of said Section 27, 132 feet to an iron pin, the true point of beginning; thence Easterly and parallel with North line of said NW1/4 of SW1/4 198 feet to an iron pin; thence south and parallel with Section line of said Section 27, 132 feet to an iron pin; thence West and parallel with North line of said NW1/4 of SW1/4 198 feet to an iron pin; thence North 132 feet to the point of beginning.