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NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2013-007701

Klamath County, Oregon



00138827201300077010020027

07/08/2013 12:40:43 PM

Fee: \$42.00

MICHAEL W. FEILER
PO BOX 391
CRESCENT, OR. 97733

Grantor's Name and Address

JEFFREY J. COKER
PO BOX 229
CRESCENT, OR. 97733

Grantee's Name and Address

After recording, return to (Name and Address):

JEFFREY J. COKER
PO BOX 229
CRESCENT, OR. 97733

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

JEFFREY J. COKER
PO BOX 229
CRESCENT, OR. 97733

SPACE RESERVED
 FOR
 RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that

MICHAEL W. FEILER

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

JEFFREY J. COKER

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):

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 \$ 1.00. ^① 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. ^① (The sentence between the symbols ^①, 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 4-22-2013; 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, 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.

[Signature of Michael W. Feiler]
[Signature of Jeffrey J. Coker]

STATE OF OREGON, County of Klamath

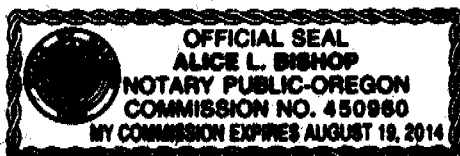
This instrument was acknowledged before me on April 22 2013 ss.
 by Michael W. Feiler & Jeffrey J. Coker

This instrument was acknowledged before me on _____

by _____

as _____

of _____



[Signature of Alice L. Bishop]
 Notary Public for Oregon

My commission expires August 19, 2014

Exhibit "A"

A portion laying in the SW 1/4 of the NW 1/4, Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

BEGINNING at an iron pin on the Easterly right of way line of The Dalles-California Highway, which lies North along the West section line distance of 793.7 feet; and North $29^{\circ}02'$ East along the Easterly right of way line of The Dallas-California Highway a distance of 110 feet from the iron pin which makes the West quarter corner of Section 31, Township 24 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, running thence; continuing; North $29^{\circ}02'$ East along the Easterly right of way line of The Dalles-California Highway a distance of 100 feet to a point; thence South $60^{\circ}58'$ East at right angles to the highway center line a distance of 100 feet to a point; thence South $29^{\circ}02'$ West parallel to the highway center line a distance of 100 feet to a point; thence North $60^{\circ}58'$ West a distance of 100 feet, more or less.

SAVE AND EXCEPT that portion lay in the Dalles-California Highway.