

2013-010992

Klamath County, Oregon



00142959201300109920010012

SPACE RESE

FOR

09/27/2013 11:38:58 AM

Fee: \$37.00

RECORDER'S USE

Klamath County  
305 Main St, Rm 121  
Klamath Falls, OR 97601

Grantor's Name and Address

Charles E DeFoe  
12455 SW 68<sup>th</sup> Ave  
Portland, OR 97223

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Charles E DeFoe  
12455 SW 68<sup>th</sup> Ave  
Portland, OR 97223

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

Charles E DeFoe  
12455 SW 68<sup>th</sup> Ave  
Portland, OR 97223

## 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 Charles E DeFoe, 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 tract of land located in the SW1/4 of the SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Connecting at a point on the Westerly right of way line of the Dalles-California Highway, from which the Southwest one-sixteenth corner of said Section 30 bears N 10° 21' 22" E 661.61 feet; thence Southwesterly along said right of way line 590 feet, more or less, to the point of beginning of this tract; thence N 64° 09' 25" W 360.73 feet, more or less, to a point on the Easterly right of way line of the Klamath Northern Railway; thence Southwesterly along said right of way to the South line of Section 30; thence Easterly along said Section line to the Southwest corner of that certain parcel described in Volume 267, Page 318 and Volume 354, Page 522, Klamath County Deed Records; thence Northeasterly 50 feet to its Northwest corner of said deed volume; thence Southeasterly along said property 100 feet to the South line of Section 30; thence East along said Section line to the Southwest corner of that certain parcel described in Volume 264, Page 268, Klamath County Deed Records; thence Northeasterly 107 feet; thence Southeasterly 180 feet to the Westerly right of way of the Dalles-California Highway; thence Northeasterly 60 feet, more or less, along said Highway right of way to the most Southeasterly corner of that certain parcel described in Volume 264, Page 267, Klamath County Deed Records; thence Northwesterly at right angles to said right of way 240 feet; thence Southwesterly 107 feet; thence Northwesterly 100 feet; thence Northeasterly 157 feet; thence Southeasterly 340 feet to a point on the Westerly right of way of the Dalles-California Highway; thence Northeasterly along said right of way to the point of beginning.

Subject to covenants, conditions, restrictions, easements, reservations, 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 \$13000.00, \*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 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 operations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on August 21, 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 persons 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, and 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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

Rafael Hernandez  
Rafael Hernandez, Klamath County Tax Collector/Property Manager

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Sept 27<sup>th</sup> 2013  
by Rafael Hernandez, as Klamath County Tax Collector/Property Manager, duly authorized and directed to sign this instrument in lieu of the Chairman of the Board of County Commissioners of Klamath County, and the duly elected qualified and acting Commissioners, respectively, of said County and State; and said Klamath County Tax Collector/Property Manager acknowledged said instrument to be the free act and deed of said County



Paula J. Harris  
Notary Public for Oregon  
My commission expires Nov 29, 2016