

2013-011045

Klamath County, Oregon



00143028201300110450030037

09/30/2013 01:29:12 PM

Fee: \$47.00

Reserved for Deed Records Use

Quitclaim Deed

RECORDING REQUESTED BY:

David Lockwood

WHEN RECORDED MAIL TO:

PO Box 7731, Klamath Falls, OR 97602

AND MAIL TAX STATEMENTS TO:

NAME Modoc Contracting Company, Inc.

ADDRESS PO Box 7731

CITY Klamath Falls

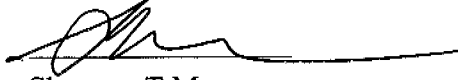
STATE & ZIP Oregon 97602

By this instrument, Shannon T Mann, not married, of 4027 Hwy 39, Klamath Falls, OR 97603, (the "Grantor"), releases and quitclaims to Modoc Contracting Company, Inc., an Oregon corporation, whose tax mailing address is PO Box 7731, Klamath Falls, OR 97602, (the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

See attached Exhibit A. Property address - 4027 & 4029 HWY 39, Klamath Falls, OR 97603. All land and all building's currently located and attached to these two addresses.

The true consideration for this conveyance is \$0, the receipt and sufficiency of which is hereby acknowledged. Modoc Contracting Co., Inc. will pay off or assume loan by 10-31-2013 to Sterling Bank loan # 1428686214 and pay off mortgae owed to Jim Dee via Santiam Excrow Inc. in the amount of \$64,754.78 by 10-4-2013. Dated this 30th day of September, 2013.

GRANTOR


Shannon T Mann

Grantor Acknowledgement

STATE OF OREGON

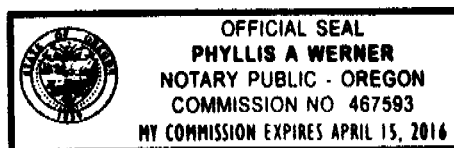
COUNTY OF Klamath

Acknowledged before me, Phyllis A. Werner, a Notary Public, this 30th day of September, 2013 by Shannon T Mann, known to me (or proven on the basis of satisfactory evidence) to be the Grantor, who has acknowledged the said instrument to be the Grantor's voluntary and lawful act and deed.

Phyllis A. Werner
Notary Public for the State of Oregon

County of Klamath

My commission expires: 4/15/16



THIS INSTRUMENT WILL 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 CITOR OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

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.