

2013-012451

Klamath County, Oregon



00144710201300124510030037

11/05/2013 03:36:06 PM

Fee: \$47.00

After recording, please send to:

Alice F. Lewis and Jesse W. Martin, Trustees

Po Box 213

Klamath Falls, OR 97601

* Please send tax statements to above address.

Map Nos. R-3809-033AD-01000-000; R-3809-033AD-01900-000

Acct. Nos. R481696; R481687

QUITCLAIM DEED

This Quitclaim Deed, executed this 31st day of October, 2013

By Grantors, *Alice F. Lewis and Jesse W. Martin.*

To Grantees, *Alice F. Lewis and Jesse W. Martin, as trustees of The Alice F. Lewis and Jesse W. Martin Revocable Living Trust.*

WITNESSETH, that the said Grantors do hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

See Exhibit A.

The true actual consideration for this transfer is **\$0.00**. ORS 93.930.

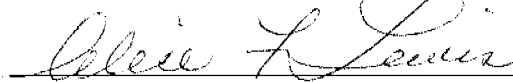
IN WITNESS WHEREOF, The said Grantors have signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:



(Signature of Witness)

Mika N. Blain

(Printed Name of Witness)



Alice F. Lewis



Jesse W. Martin

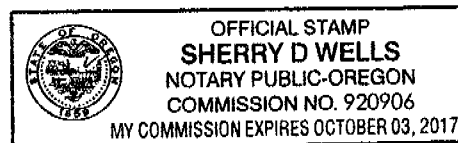
STATE OF OREGON)
) ss.
County of Klamath)

The above-mentioned persons, Alice F. Lewis and Jesse W. Martin, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 31st day of October, 2013.



Notary Public for Oregon

My Commission Expires: 10-3-17



07-23-93P03:37 RCVN

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

WARRANTY DEED
MTC 30332-KR
TS. Thai

"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 city or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances

record and those apparent upon the land, if any, as the date of this deed except those of grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances and that The true and actual consideration paid for this transfer stated in a separate instrument.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 31,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

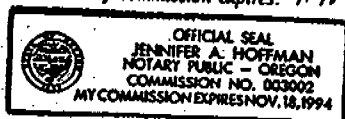
In Witness Whereof, the grantor has executed this instrument this 19th day of July, 1993; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
County of Jackson
July 17, 1993

Personally appeared the above named _____
JEFFREY SCOTT DANIELS
PAULA A. DANIELS

_____ and acknowledged the foregoing instruments
to be their voluntary act and deed.

Before me: James P. Hoffman
Notary Public for Oregon
My commission expires: 11-18-94



STATE OF OREGON, County of JACKSON) ss.
 The foregoing instrument was acknowledged before me this
July 19, 1912, by _____
 _____, president, and by _____
 _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

JEFFREY SCOTT DANIELS and PAULA A. DANIELS
2277 LOUSANNE CIRCLE
MEDFORD OR 97504
GRANDPARENT NAME AND ADDRESS
JESSE W. MARTIN and ALICE F. LEWIS
130 WASHINGTON ST.
KLAMATH FALLS, OR 97601
GRANDPARENT NAME AND ADDRESS
After mailing return to:
JESSE W. MARTIN and ALICE F. LEWIS
130 WASHINGTON ST.
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP
After a change in ownership of the document shall be sent to the following address:
JESSE W. MARTIN and ALICE F. LEWIS
130 WASHINGTON ST.
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON.

County of _____ ss.
I certify that the within instrument was
received for record on the _____
day of _____, 19____
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/ree/ number _____
Record of Deeds of said county.
Witness my hand and seal of County
of _____

EXHIBIT A WITNESSES
PAGE 1 OF 2

By _____ Recording Officer
Deputy

MTC Number: 30332-KR

LEGAL DESCRIPTION

PARCEL 1

All that portion of Lots 5 and 6, Block 125 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 5 in the Northerly line of Orchard Avenue; thence Northeasterly along the lot line 10 feet; thence Northwesterly to a point in the North line of Lot 6, 39 feet East of the Northwest corner of Lot 6; thence West along the North line of Lot 6 and 5 a distance of 57 feet to a point 18 feet West of the said Northwest corner of Lot 6, said point being the Northeast corner of the tract heretofore conveyed to C. A. Briggs, thence Southeasterly along the Easterly line of Briggs Tract 133 feet, more or less, to the Northerly line of the B Lateral; thence Southeasterly along the Northerly line of the B Lateral 60 feet, more or less, to the point of beginning.

PARCEL 2

A tract of land situate in Block 125 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the iron pin marking the intersection of the Southwesterly line of the U.S.R.S. B Lateral right of way and the Southerly line of Block 125 of MILLS ADDITION, said point being also the most Easterly corner of Lot 4 of said Block 125; thence South 67 degrees 06' West along the Southerly line of said Block 125, 8.0 feet; thence North 10 degrees 29' West 52.14 feet to an iron pin on the Northerly right of way of said Lateral; thence South 19 degrees 17 1/2' East 51.03 feet to the point of beginning; saving and excepting therefrom the right of way of the said U.S.R.S. Lateral.

EXHIBIT APAGE 2 OF 2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 23rd day
of July A.D., 19 93 at 3:37 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 18033

Evelyn Richn County Clerk
By Pauline H. H. H.

FEE \$35.00