

2014-000293

Klamath County, Oregon



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01/13/2014 03:34:45 PM

Fee: \$47.00

 SPACE RESERVED  
 FOR  
 RECORDER'S USE

 LINDA JEAN GRESDEL  
 1616 PLEASANT AV.  
 KLAMATH FALLS, OR 97601

Grantor's Name and Address

 DONALD A. GRESDEL, SR.  
 4505 SHASTA WAY  
 KLAMATH FALLS, OR 97603

Grantee's Name and Address

 After recording, return to (Name and Address):  
 LINDA J. GRESDEL  
 1616 PLEASANT AV.  
 KLAMATH FALLS, OR 97601

 Until requested otherwise, send all tax statements to (Name and Address):  
 DONALD A. GRESDEL, SR.  
 4505 SHASTA WAY  
 KLAMATH FALLS, OR 97603

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that LINDA JEAN GRESDEL

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto DONALD A. GRESDEL, SR. 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):

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 \$ 100.00. 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 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 13 January 2014; 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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on January 13, 2014  
 by Linda and Donald Gresdel

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_


 OFFICIAL SEAL  
 TAYLOR M RHODES  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO. 460203  
 MY COMMISSION EXPIRES JULY 18, 2015

Notary Public for Oregon

My commission expires July 18, 2015

19832

KNOW ALL MEN BY THESE PRESENTS, That Bob A. Dortch and Mary Helen Meyers, formerly Mary Helen Dortch

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald A. Gresdel and Linda Jeanne Gresdel

hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantees and grantees's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A portion of Section 17 and 20, Township 39 South, Range 9, E. W.M., more particularly described as follows: Starting at an iron pin at the intersection of the Northerly right-of-way line of Joe Wright Road with the Easterly right-of-way line of the Dallas-California Highway 97 in the NE 1/4 NE 1/4 of Section 19, Township 39 South, Range 9 E. W.M.; thence S63°09'52"E along the Northerly right-of-way line of Joe Wright Road a distance of 496.60' to a point; thence N89°28'26"E along the Northerly right-of-way line of Joe Wright Road a distance of 575.00' to the point of beginning on the Northerly right-of-way line of Joe Wright Road; thence North a distance of 1,439.10' to a point; thence N89°52'48"E a distance of 11.70' to a point; thence N89°53'13"E a distance of 435.00' to a point; thence S11°07'15"W a distance of 1,466.00' to a point; thence S89°28'26"W a distance of 163.95' along the Northerly right-of-way line of Joe Wright Road to the point of beginning.

SUBJECT TO: Zoning ordinances, building and use restrictions, reservations in Federal Patents, easements of record and those apparent on the land and subject to the property and common to the area, including any and all irrigation and drainage district rules, regulations and assessments, and restrictions in Agreement between CALVIN L. HUNT and CORINNE C. HUNT, husband and wife, Vendors, and Richard C. Beesley and Wayne H. Blair, Vendees, dated 5/15/67

To Have and to Hold the same unto the said grantees and grantees's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantees and grantees's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except easements of record and those apparent on the land.

and that grantor will warrant and forever defend the above granted 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. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6352.00

In witnessing this deed and where the context so requires, the singular includes the plural

WITNESS grantor's hand this 17 day of December 19 73

Bob A. Dortch  
Mary Helen Meyers

EXHIBIT "A"