

2014-001230

Klamath County, Oregon



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02/12/2014 03:49:13 PM

Fee: \$47.00

After recording, please send to:  
Larry and Nevil Whipple, Grantees  
PO Box 775  
Keno, OR. 97627-0775

\* Please also send tax statements to above address.

Edward and Evelyn Ewell, Grantors  
PO Box 345 Keno Oregon 97627

## QUITCLAIM DEED

This Quitclaim Deed, executed this 12th day of February, 2014.

By Grantors, *Edward and Evelyn Ewell, P.O. Box 345 Keno Oregon 97627*  
To Grantees, *Larry and Nevil Whipple, PO Box 775, Keno Oregon 97627*

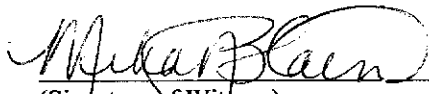
**WITNESSETH**, that the said Grantors do hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State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

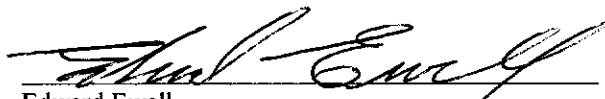
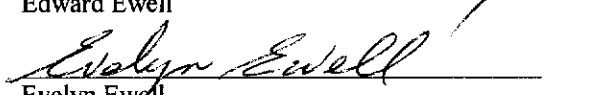
See attached Exhibit A

The true actual consideration for this transfer is **\$25,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

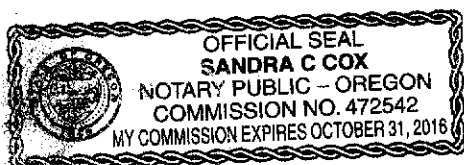
**IN WITNESS WHEREOF**, That said Grantors have signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

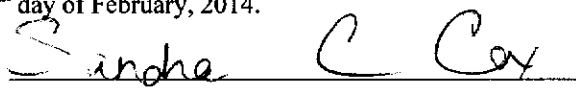
  
(Signature of Witness)  
Mika N. BLAIN  
(Printed Name of Witness)

  
Edward Ewell  
  
Evelyn Ewell

STATE OF OREGON                     )  
  ) ss.  
County of Klamath                     )

The above-mentioned persons, Edward and Evelyn Ewell, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 12<sup>th</sup> day of February, 2014.



  
Notary Public for Oregon  
My Commission Expires: 10/31/16

**EXHIBIT "A" LEGAL DESCRIPTION**

**Parcel 1**

A tract of land situated in the E1/2NW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the East line of the E1/2NW1/4 of said Section 31, said point being Southerly a distance of 324 feet from the Northeast corner of the SE1/4NW1/4 of said Section 31; thence Northwesterly along the Northeasterly line of that tract of land described in Deed Volume 323, page 376, a distance of 63 feet to the most Northerly corner thereof; thence Southwesterly along the Northwesterly line of said tract of land to the Northerly boundary of the County Road; thence Northwesterly along the County Road boundary a distance of 198 feet; thence Northwesterly at right angles to said County Road to the East line of the E1/2NW1/4 of said Section 31 to the point of beginning.

EXCEPTING THEREFROM that portion described in Warranty Deed recorded May 14, 1964, in Deed Volume 353 at page 50, described as follow:

Beginning at an iron pipe on the north and south one-quarter Section line of Section 31, Township 39 South, Range 8 East, Willamette Meridian, Klamath County Oregon, from which the long established Northwest corner of the SW1/4NE1/4 of said Section 31 bears North 0 degrees 21' 40" West 261.5 feet distant; thence South 44 degrees 36' 20" West 43.61 feet; thence South 44 degrees 37' East 44.18 feet, more or less to the aforesaid one-quarter Section line; thence North 0 degrees 21' 40" West 62.5 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to Joe H. Victor and Eleanor D. Victor by Warranty Deed recorded September 24, 1984 in Volume M84, Page 16504 Microfilm records of Klamath County, Oregon being the Southwesterly 220 feet thereof.

**Parcel 2:**

A parcel of land situated in the SE1/4NW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the iron pipe marking the long established Northwest corner of the SW1/4NE1/4 of said Section 31; thence South 0 degrees 21' 40" East along the North-South one-quarter Section line 261.5 feet; thence South 44 degrees 36' 20" West 43.61 feet to the TRUE POINT OF BEGINNING of this description; thence continuing South 44 degrees 36' 20" West 309.46 feet to the Northerly right-of-way line of Clover Creek Road opposite Engineer's station 12+63.39; thence along said right-of-way, North 46 degrees 52' West 19.0 feet; thence North 44 degrees 38' 20" East 310.19 feet; thence South 44 degrees 37' East 18.82 feet more or less to the true point of beginning of this description.