

1st 2185511 LW

2014-001906
Klamath County, Oregon
03/06/2014 01:25:46 PM
Fee: \$47.00

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Patricia Fitts
6307 Elder Way
Klamath Falls, OR 97603

- QUITCLAIM DEED -

Debbie L. Lind, Grantor, whose address is 403 South Spruce Street, Wallowa, Oregon 97885, releases and quitclaims to Patricia H. Fitts, Claiming Successor of the Small Estate of William Arthur Bryan, Grantee, whose address is 6307 Elder Way, Klamath Falls, Oregon 97603, all right, title and interest in and to the following described real property:

The Easterly portion of the fractional NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, mentioned in Volume 94 page 545, Deed records of Klamath County, Oregon, and more particularly described as follows: Beginning at a point South 0°7' East a distance of 400 feet from a point 20 feet West and 22.4 feet South of a point marked by a one inch iron pin in the South line of the Oregon California and Eastern Railroad right of way which lies 16.3 feet West and 540 Feet North 0°15' West of the Northeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 E.W.M., and running thence South 89°53' West a distance of 97.9 feet to a point; thence South 0°07' East a distance of 98.7 feet to a point on the North line of Second Avenue; thence South 89°17' East along the North line of Second Avenue a distance of 97.9 feet to a point; thence North 0°07' West a distance of 100 feet more or less, to the point of beginning.

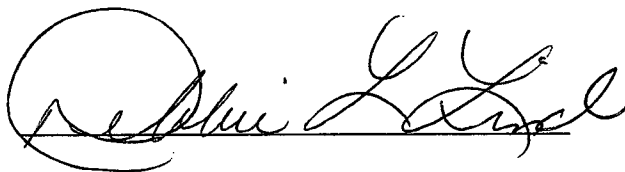
The true and actual consideration for this conveyance is zero dollars (\$0.00).

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, 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

1st 47-

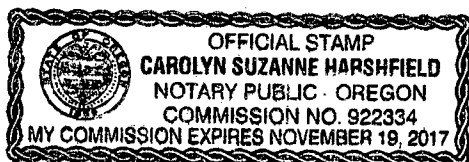
215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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.

DATED this 14th day of January 2014.



STATE OF OREGON)
) ss.
County of Wallowa)

Personally appeared before me this 14th day of January 2014, the above-named Debbie L. Lind and acknowledged the foregoing instrument to be her voluntary act and deed.



Carolyn S. Harshfield
Notary Public for Oregon
My Commission expires: 11/19, 2017