

Recorded & Certified
Law Office of Michael Brown

2014-003968

Klamath County, Oregon



00151919201400039680030034

04/26/2014 03:46:39 PM

Fee: \$52.00

After recording, please send to:

Larry M. Kliewer and Debra A. Kliewer, Trustees
3360 Cross Road
Klamath Falls, OR 97603

* Please also send tax statements to above address.

QUITCLAIM DEED

This Quitclaim Deed, executed this 24th day of April, 2014.

By Grantors, **Robert J. Dickerson and Roberta Lee Dickerson** To Grantees, **Larry M. Kliewer and Debra A. Kliewer, as trustees of The Kliewer Revocable Living Trust.**

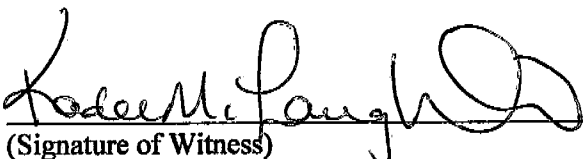
WITNESSETH, that the said Grantors do hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of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

See Exhibit "A" attached hereto.

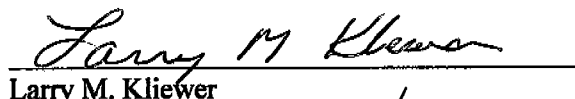
The true actual consideration for this transfer is **\$0.00**. ORS 93.930.

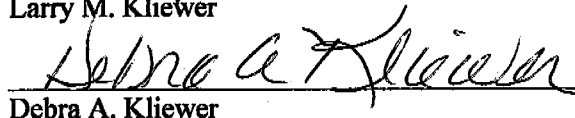
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use 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)

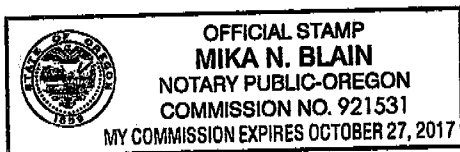
KADEE MCLAUGHLIN
(Printed Name of Witness)


Larry M. Kliewer


Debra A. Kliewer

STATE OF OREGON)
) ss.
County of Klamath)

The above-mentioned persons, Larry M. Kliewer and Debra A. Kliewer, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 24th day of April, 2014.




Notary Public for Oregon
My Commission Expires: 10-27-17

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Vol 93 Page 9203

BARGAIN AND SALE DEED

Mary Sue Hunter, Trustee of the HUNTER FAMILY TRUST U.T.A.D. June 7, 1990, Grantor, hereby conveys to LARRY M. KIEWER and DEBRA A. KIEWER, husband and wife, Grantees, the real property located in Klamath County, Oregon which is described on Exhibit "A" attached hereto and by this reference incorporated herein as though fully set forth.

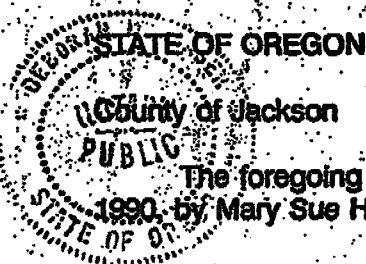
The true and actual consideration for this transfer is \$40,000.00.

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.

DATED this 22 day of June, 1990.

GRANTOR: HUNTER FAMILY TRUST

Mary Sue Hunter
Mary Sue Hunter, Trustee



)
) ss.
)

The foregoing instrument was acknowledged before me this 22nd day of June, 1990, by Mary Sue Hunter, Trustee of the HUNTER FAMILY TRUST, Grantor.

Deborah L. Kaser
Notary Public for Oregon
My Commission Expires: 8-22-93

EXHIBIT A
PAGE 1 OF 2

Until a change is requested, all tax statements should be sent to Mr. and Mrs. Larry M. Kiewer, 2520 Old Midland Road, Klamath Falls, OR 97603.

EXHIBIT "A"

The following described real property in Klamath County, Oregon:

NE $\frac{1}{4}$ NE $\frac{1}{4}$, and S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 4, Township 40 South, Range 9 East of the Willamette Meridian.

SAVING AND EXCEPTING a tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 4 Township 40 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, being more particularly described as follows: Beginning at a 5/8" rebar on the Section line between Sections 3 and 4, Township 40 South, Range 9 East of the Willamette Meridian, from which the Section corner common to Sections 3 and 4, said Township and Range and Sections 33 and 34, Township 39 South, Range 9 East of the Willamette Meridian bears North 0°54'43" West 30 feet; thence South 89°57'30" West 590 feet parallel to the North line of said Section 4, to a 5/8" rebar; thence South 0°54'43" East 438 feet to a 5/8" rebar thence North 89°57'30" East 590 feet to a 5/8" rebar on the Section line between Sections 3 and 4, said Township and Range; thence North 0°54'43" West 438 feet along said Section line to the point of beginning.

together therewith an easement for road and utility purposes across the easterly 35 feet of the following described property:

a tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 4 Township 40 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, being more particularly described as follows: Beginning at a 5/8" rebar on the Section line between Sections 3 and 4, Township 40 South, Range 9 East of the Willamette Meridian, from which the Section corner common to Sections 3 and 4, said Township and Range and Sections 33 and 34, Township 39 South, Range 9 East of the Willamette Meridian bears North 0°54'43" West 30 feet; thence South 89°57'30" West 590 feet parallel to the North line of said Section 4, to a 5/8" rebar; thence South 0°54'43" East 438 feet to a 5/8" rebar thence North 89°57'30" East 590 feet to a 5/8" rebar on the Section line between Sections 3 and 4, said Township and Range; thence North 0°54'43" West 438 feet along said Section line to the point of beginning.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

Exhibit "A"

Page 1 of 1

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 29th day of April A.D. 19 93 at 10:09 o'clock A.M., and duly recorded in Vol. M93 of Deeds on Page 9203

Evelyn Biehn - County Clerk
By Pauline M. Biehn

Fee \$35.00

EXHIBIT A

PAGE 2 OF 2