

2014-000930

Klamath County, Oregon



00148040201400009300020028

02/03/2014 10:43:57 AM

Fee: \$47.00

2014-007105

Klamath County, Oregon



00155676201400071050040040

07/07/2014 09:34:24 AM

Fee: \$57.00

Recording requested by: Grantee

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Richard ~~OLD~~ KRISTINE ChernaboffName: Richard ChernaboffAddress: 436 S THIRDO STAddress: 436 S THIRDO STCity/State/Zip: Kerman CA 93630City/State/Zip: Kerman CA 93630Property Tax Parcel/Account Number: #R428601 #R428594 #R428754
#R428567 #R428442

Quitclaim Deed

Re-recording to correct legal description Ref # 2014-000930

This Quitclaim Deed is made on _____, between

William Sam Chernaboff, Grantor, of 33 BuuFord Crescent_____, City of Redwood Park, State of South Australia 5097,and RICHARD ~~SAM~~ KRISTINE Chernaboff, Grantee, of 436 S THIRDO ST_____, City of KERMAN, State of CA 93630.For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 6688 WOCUS RD_____, City of Klamath Falls, State of Oregon 97601:TWP 38 Range 9 Block Sec 7 Tract Por N 2 NW 4 63.97 ACRES
TWP 38 Range 9 Block Sec 6 Tract Por lots 2 thru 4 1.91 ACRES
6688 WOCUS ROAD Klamath Falls Or 97601 - 22.39 ACRES
TWP 38 Range 9 Block Sec. 6 Tract Por lots 2 thru 4 2.34 ACRES
TWP 38 Range 9 Block Sec 6 Tract Por lot 1 & 2 Por NE 1/4 SW 4 - 47.69 ACRES

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of None shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

06 DEC 2013

WRC
W.C.

Returned to Counter

06 DEC 2013

Dated: _____

Wm S. Chernabaett
Signature of Grantor

William Sam Chernabaett
Name of Grantor

Diana Chernabaett
Signature of Witness #1

DIANA CHERNABAEFF
Printed Name of Witness #1

Wm S. Chernabaett
Signature of Witness #2

William Sam Chernabaett
Printed Name of Witness #2
KEN CHERNABAEFF (KC) WSE

State of SOUTH AUSTRALIA County of AUSTRALIA

On 06 DEC 2013, the Grantor, WILLIAM SAM CHERNABAEFF
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.

[Signature]
Notary Signature

Notary Public,

In and for the County of SOUTH AUSTRALIA State of AUSTRALIA

My commission expires: 22 AUG 2022 Seal

Send all tax statements to Grantee.

Rudolf Joseph Vernik
JP No. 31943
A Justice of the Peace
for South Australia

14973

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That SUSIE CHERNABAEFF

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 WILLIAM SAM CHERNABAEFF, hereinafter called
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
 assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

In Township 38 South, Range 8 E.W.M.
 Parcel 1:

Section 1: All that portion of Section 1, lying east of Southern Pacific
 Railway right-of-way and west of state highway, except lots 3 and 9 thereof,
 and all of lots 1 and 2 of said section lying east of the state highway;
 all those parts of lots 2 and 3 and 4 of Section 6, and of those parts of
 lots 1, 3, 4 and 5 of section 7, Township 38 South, Range 9 E.W.M., lying
 east of the Southern Pacific Railroad right-of-way, south of Upper Lake
 Garden Tracts as the same is now platted, and west of the right-of-way of
 the old Dalles-California Highway; save and excepting that portion of
 lots 1 and 5, section 7, Township 38 South, Range 9, E.W.M., which lies
 south of the 1/16th line common to the north half of the north half and the
 south half of the north half of section 7, if extended west through lot 5;
 (continued on reverse)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 22 day of June, 1982;
 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.

(If executed by a corporation, affix corporate seal)

Susie Chernabaeff

California

San Luis Obispo ss.
 June 9, 1982

STATE OF OREGON, County of ss.

Personally appeared _____ and
 _____ who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
 president and that the latter is the
 secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed in be-
 half of said corporation by authority of its board of directors; and each of
 them acknowledged said instrument to be its voluntary act and deed.

Before me:

Before me: *Less J. Church*
 Notary Public for California

My commission expires: Feb. 22, 1985

Notary Public for Oregon
 My commission expires:

(OFFICIAL SEAL)

Susie Chernabaeff
 17239 Wasco Avenue
 Shafter, California 93263
 GRANTOR'S NAME AND ADDRESS

William Sam Chernabaeff
 Route 5 - Box 1105
 Klamath Falls, Oregon 97601
 GRANTEE'S NAME AND ADDRESS

After recording return to:
 Glenn D. Ramirez
 Post Office Box 368
 Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

William Sam Chernabaeff
 Route 5 - Box 1105
 Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.
 I certify that the within instru-
 ment was received for record on the
 day of 19
 at _____ o'clock _____ M., and recorded
 in book/reel/volume No. _____ on
 page _____ or as document/fee/file/
 instrument/microfilm No. _____
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

NAME TITLE
 By _____ Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

Legal description continued from front:

11228

and also save and except that portion conveyed to Oregon Eastern Railway Company by deed recorded in Book 24, page 50, Deed Records of Klamath County, Oregon; and also save and except that portion conveyed to Oregon Eastern Railway Company by deed recorded in Book 26, page 546, Deed Records of Klamath County, Oregon; and also saving and excepting that portion conveyed to Oregon Eastern Railway Company by deed recorded in Book 27, page 279, Deed Records of Klamath County, Oregon; and also save and except that portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded in Book 138, page 81, Deed Records of Klamath County; and also save and except that portion of Section 1, Township 38 South, Range 8, E.W.M. included in Upper Lake Garden Acres, Klamath County, Oregon;

PARCEL II

All that portion of lot 2, section 6, Township 38 South, Range 9 E.W.M., described as follows: Beginning at a point in the northeast line of the right-of-way of the county road bearing north, 600 feet and west 834 feet from the quarter corner common to section 6 and 7 above Township and Range, thence north 49°20', west along the northeast line of the road, 400 feet, thence northeast at right angles, 170 feet; thence southeast at right angles 599 feet to the tract conveyed to Hoffman by deed recorded in Volume 149, page 397, Deed Records of Klamath County, Oregon; thence west along the north line of said tract 261.5 feet to the point of beginning; subject to any rights of the California-Oregon Power Company to maintain a power line now across the property;

PARCEL III

All that portion of lot 2, section 6, Township 38 South, Range 9 East, W.M. described as follows: Beginning at a point on the northeasterly line of the right-of-way of the county road bearing north 600.0 feet and west 834 feet from the quarter corner common to section 6 and 7, above Township and Range, thence east 261.5 feet; thence southwest at right angles to the county road, 170 feet, more or less, to the county road; thence north 49°20' west 199.0 feet along the northeasterly line of the road to the point of beginning and subject to any right of the California-Oregon Power Company to maintain a power line now across the property;

Subject to thirty foot easement for ingress and egress the center line described as follows: Beginning at the intersection of the westerly line of the Dalles-California State Highway with the north 1/16th line of said section 7; thence north 70° west 170 feet; thence north 32°40', west 255 feet; thence north 70° west 185 feet more or less to the easterly right-of-way line of the California-Northeastern or Southern Pacific Railway at present vehicle crossing over said railway.

Said easement was relocated to create a 90° crossing over Southern Pacific Railway; which relocation is not of record.

STATE OF OREGON: COUNTY OF KLAMATH; ss.

Filed for record

this 26 day of August A.D. 1982 at 11:14 o'clock A.M.
duly recorded in Vol. M 82, of Deeds on Page 11227

Fee \$8.00

By EVELYN BIEHN, County Clerk
Joyce M. Thurn