

Returned to Counter

2014-007458

Klamath County, Oregon



00156120201400074580030036

07/15/2014 03:49:05 PM

Fee: \$52.00

After Recording Return to:

Thomas Conroy  
9260 Dornington Pl.  
Arlington, Ca 91331

Until a change is requested, please forward all  
tax statements to:

Same

Tax Assessor's Account No. R358231

### QUITCLAIM DEED

(Individual to Individual)

Grantor Thomas L Conroy, does hereby remise, release, and forever  
quitclaim unto Thomas L Conroy, Jr, Grantee, the following lands and property,  
together with all improvements located thereon, lying in the County of Klamath,  
State of Oregon, to-wit:

- ☒ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full  
☐ Legal Description:

\* Thomas L Conroy II, & Timothy L Conroy  
Rights of Survivorship

Street Address of Real Property: 21010 YELLOW Jacket Springs RD.

The true and actual consideration paid for this transfer, stated in terms of dollars, is  
\$ 0

Beatty Or,  
97621

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by  
Grantor, if any, which are reserved by Grantor.

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. 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.

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

Taxes for tax year 14-15 shall be ☒ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☐ paid by Grantee, or ☐ paid by Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on this the 15 day of July, 2014.

Signature

Thomas Conroy  
Type or Print Name

STATE OF OREGON )

County of Klamath ) SS.

The foregoing instrument was acknowledged before me this 15<sup>th</sup> of July 2014 (date) by Thomas Conroy (name of person acknowledged.)



Signature

Lisa M. Kessler  
Notary Public for Oregon  
Type or Print Name

My Commission expires: March 13, 2015

Grantor (name, address and telephone)

Thomas L Conroy  
9260 Dornington Pl  
Arleta, Ca 91331

Grantee (name, address and telephone)

Thomas L Conroy, Thomas L Conroy II  
Timothy L Conroy  
9260 Dornington Pl  
Arleta Conroy

## EXHIBIT A

A parcel of land situated in the SE $\frac{1}{4}$  of Section 27, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point that is situated North 89° 35' 28" West 1719.60 feet from the Southeast corner of said Section 27; thence North 00° 27' 32" East 590.27 feet; thence West parallel to the South line of the SE $\frac{1}{4}$  to the North-South center line of said Section; thence South along said line to the South line of said Section; thence East along said line to the point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
2. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Book 306 at page 475, Deed Records.
3. Memorandum of contract, including the terms and provisions thereof, a memorandum of which was  
Dated : July 7, 1977  
Recorded : July 7, 1977 Book: M-77 Page: 11988  
Vendor : Margaret E. Stranske  
Vendee : Laura M. Reed  
Amended : October 31, 1977 Book: M-77 Page: 20873
4. An easement created by instrument, including the terms and provisions thereof,  
Dated : April 10, 1973  
Recorded : April 20, 1973 Book: M-73 Page: 4726  
In favor of: Pacific Power & Light Company  
(SE $\frac{1}{4}$  no exact location given)