

Record of County

Klamath County
305 Main St, Rm 121
Klamath Falls, OR 97601

Grantor's Name and Address

Valerie A. Bowen
24923 Dunham Ave.
Veneta, OR 97487

Grantee's Name and Address

2014-007931

Klamath County, Oregon



SPACE RE
FC
RECORDE

07/30/2014 03:25:49 PM

Fee: \$42.00

After recording, return to (Name, Address, Zip):

Valerie A. Bowen
24923 Dunham Ave.
Veneta, OR 97487

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Valerie A. Bowen
24923 Dunham Ave.
Veneta, OR 97487

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Klamath County, a political subdivision of the State of Oregon hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Valerie A Bowen, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

All of that portion of the following described property lying within the SE¼ of Section 10, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the SE corner of the NW¼ of the NE¼ of said section; thence S 29° 22' 42" W a distance of 954.34 feet to an angle corner in the boundary line of a tract of land described as Parcel II in a contract to Len K. Osborn recorded October 2, 1977, in Volume M77, Page 20282, Deed Records of Klamath County, Oregon; thence S 04° 53' 43" E along the boundary line of said Osborn tract a distance of 1005.07 feet to the most Southerly SW corner thereof; thence N 88° 12' 19" E along the Southerly line of said Osborn tract a distance of 1045.42 feet to an intersection with the centerline of an existing Indian Service Road; thence along the centerline of said road on a non-tangent curve to the right, having a radius of 1800.00 feet and a central angle of 26° 14' 12", (the radial point bears N 83° 12' 19" E) a distance of 842.56 feet; thence continuing along said centerline, N 24° 26' 31" E a distance of 607.89 feet to the most Easterly corner of said Osborn tract; thence N 67° 34' 10" W along the boundary line of Osborn tract a distance of 1163.24 feet to the point of beginning.

R-3511-010D0-00200-000

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5800.00, ~~*However, the actual consideration consists of or includes other property or value given or promised which is a part of the whole (indicate which) consideration.*~~ (The sentence between the symbols*, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to operations and to individuals.

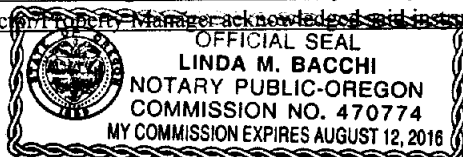
IN WITNESS WHEREOF, the grantor has executed this instrument on June 9th, 2014; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Before signing or accepting this instrument, the person transferring fee title should inquire about the persons 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 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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

Rafael Hernandez
Rafael Hernandez; Klamath County Tax Collector/Property Manager

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 7/30/2014,
by Rafael Hernandez, as Klamath County Tax Collector/Property Manager, duly authorized and directed to sign this instrument in lieu of the Chairman of the Board of County Commissioners of Klamath County, and the duly elected qualified and acting Commissioners, respectively, of said County and State; and said Klamath County Tax Collector/Property Manager acknowledged said instrument to be the free act and deed of said County



Notary Public for Oregon Linda M. Bacchi
My commission expires 8/12/2016