

2015-001121

Klamath County, Oregon

02/09/2015 02:47:30 PM

Fee: \$52.00

187 2360724-ALF

Grantor's Name and Address Mryron E and Charlotte L. Yadon 519 Fulton Street Klamath Falls, OR 97601	
Grantee's Name and Address River Springs Ranch, Inc. 2730 Avenida Caballo Santa Ynez, CA 93460	
After Recording Return to: River Springs Ranch, Inc. 2730 Avenida Caballo Santa Ynez, CA 93460	

QUIT CLAIM AND RELEASE OF EASEMENT

Come now Myron E. Yadon and Charlotte L. Yadon, husband and wife, "Grantors" and holders of fee simple title to the following property in Klamath County, Oregon:

A tract of land in Lot five (5) in Section one (1) in Township thirty-five (35), South of Range twelve (12) East of the Willamette Meridian, described as beginning at a point which bears North 82°47'47" West 718.2 feet from the Quarter Corner common to Section 1, Township 35 South, Range 12 East W.M., and Section 6, Township 35 South, Range 13 East, W.M.; thence North 59°17' West, 400.0 feet; thence North 30°43' West 544.5 feet, more or less, to the point or beginning, containing 5.0 acres, more or less.

and quit claim, demise and release to River Springs Ranch, Inc., its successors or assigns, "Grantees" that certain easement affecting Section 9, Township 36, South Range 13 East Willamette Meridian, Klamath County, Oregon, as described in that certain deed first dated May 3, 1960, recorded May 25, 1960 at Volume 327, Page 402-405, Klamath County Deed Records, relating to the right to take and kill game and birds, ingress and egress, and taking dead and down timber.

Grantors are in receipt of good and adequate consideration for this release.

Except as provided herein Grantors reserve to themselves, their heirs, successors and assigns all other easements and those rights specifically conveyed in the above described deed.

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, 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

F.
52.00

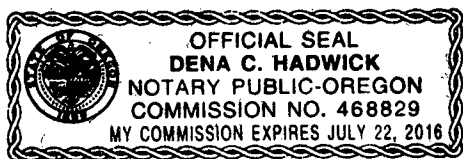
FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantors have set their signatures on this 9th day of ~~January~~ February, 2015.

Myron E. Yadon
Myron E. Yadon

STATE OF OREGON)
)ss.
County of Klamath)

ACKNOWLEDGED BEFORE ME this 9th day of February, 2015, by Myron E. Yadon.

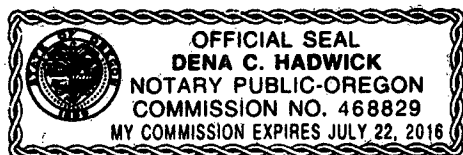


Dena C. Hadwick
NOTARY PUBLIC FOR OREGON
My Commission Expires: 7.22.16

Charlotte L. Yadon
Charlotte L. Yadon

STATE OF OREGON)
)ss.
County of Klamath)

ACKNOWLEDGED BEFORE ME this 9th day of February, 2015, by Charlotte L. Yadon.



Dena C. Hadwick
NOTARY PUBLIC FOR OREGON
My Commission Expires: 7.22.16