



Grantor's Name and Address: Klamath County 305 Main St, Rm 121 Klamath Falls, OR 97601	<b>2015-004821</b> Klamath County, Oregon  00169431201500048210010010 05/13/2015 09:15:30 AM Fee: \$42.00
Grantee's Name and Address: Bruce Hall 135151 Hwy 97 N Crescent, OR 97733	
After recording, return to (Name, Address, Zip): Bruce Hall 135151 Hwy 97 N Crescent, OR 97733	<b>2015-005486</b> Klamath County, Oregon  00170204201500054860020021 05/28/2015 01:55:40 PM Fee: \$47.00
Until requested otherwise, send all tax statements to (Name, Address, Zip): Bruce Hall 135151 Hwy 97 N Crescent, OR 97733	

**QUITCLAIM DEED**

\* Re record to correct the legal description 2015-004821

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 **Bruce Hall**, 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: *see attached Exhibit "A"*

**Description of real property:** Real property in the County of Klamath, State of Oregon, described as follows: Beginning at a point along the East line of said Section 36, being a corner common to said tax lot 400 and Parcel 1, from which the E ¼ corner of said Section 36 bears N 00° 27' 56" E 618.04 feet; thence along the original SW line of Parcel 1, N 64° 18' 35" W 119.02 feet to a point; thence at right angle along a line parallel with US Highway 97, N 25° 41' 25" E 136.00 feet to a point; thence at right angle, S 64° 18' 35" E 54.95 feet to a point along said East Section line; thence along said Section line, S 00° 27' 56" W 150.34 feet to the point of beginning.

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

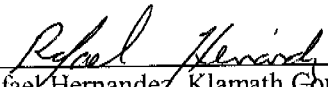
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$1,500.00**.

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 corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on **5/6/2015**; 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.

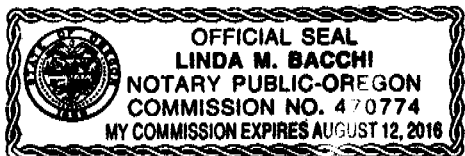
Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 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, Klamath County Tax Collector

STATE OF OREGON, County of KLAMATH ) ss.

This instrument was acknowledged before me on this 6<sup>th</sup> day of May 2015, by Rafael Hernandez, as Klamath County Tax Collector, duly authorized and directed to sign this instrument in lieu of the Chairman of the Board of County Commissioners of Klamath County, Oregon, and the duly elected qualified and acting Commissioners, respectively, of said County and State; and said Klamath County Tax Collector acknowledged said instrument to be the free act and deed of said County.

(SEAL)



IN WITNESS WHEREOF, I hereto set my hand and official seal.

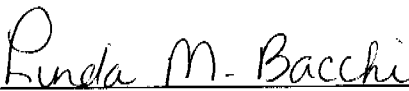
  
Notary Public for the State of Oregon  
My Commission Expires: August 12, 2016

Exhibit "A"

sheet 1 of 3

9252

BOUNDARY DESCRIPTION

RIGHT-OF-WAY EASEMENT &  
BOUNDARY ADJUSTMENT

(Plat N<sup>o</sup> 800251-B)

.....whereas there is inadequate access into Tax Lot 2408-3641-0400 and negotiations for such access are at stalemate, the grantor herein, being the same grantor of said Tax Lot -0400, deeming it just and prudent, hereby desires to make a boundary adjustment in order that vehicular and garaging facilities may be made available to said Tax Lot -0400.....

.....a parcel of land containing 0.27 acre, situate in the NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 36, T. 24 S., R. 8 E., W. M., Klamath County, Oregon, in the SE part of Parcel 1 as shown in Minor Partition N<sup>o</sup> 80-75, to be added to and become a part of Tax Lot 2408-3641-0400, and more particularly described as follows:

[ BEGINNING AT A POINT along the East Line of said Section 36, being a corner common to said Tax Lot -0400 and Parcel 1, from which the E/4 Corner of said Section 36 bears N 00° 27' 56" E 618.04 feet;  
THENCE along the original SW line of Parcel 1, N 64° 18' 35" W 119.02 feet to a point;  
THENCE at right angle along a line parallel with US Highway 97, N 25° 41' 25" E 136.00 feet to a point;  
THENCE at right angle, S 64° 18' 35" E 54.95 feet to a point along said East Section Line;  
THENCE along said Section Line, S 00° 27' 56" W 150.34 feet to the Point of Beginning.]

There is included within these bounds, a septic tank and drainfield adjacent to the north corner hereof, reserved for the temporary use of the grantor until such time as the Crescent Sewer District is able to install sewer mains and sewage disposal service to the grantor's parcel.

There is included within these bounds, an easement 15 feet in width, lying along said East Section Line, for access into the original Tax Lot 2408-3641-0400 with right of use reserved by the grantor herein.