

2015-005773

Klamath County, Oregon



00170538201500057730030036

06/04/2015 11:30:34 AM

Fee: \$52.00

After recording, please send to:

Ronald B. Heryford

P.O. Box 293

Midland, Oregon 97634

* Please also send tax statements to above address.

QUITCLAIM DEED

This Quitclaim Deed, executed this 4th day of June, 2015

By Grantor: **Ronald B. Heryford**

To Grantee: **Beverly Mersal**

WITNESSETH, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

SEE Exhibit A, which is incorporated herein.

The true actual consideration for this transfer is **\$0.00**. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

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IN WITNESS WHEREOF, That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Ronald B. Heryford
Ronald B. Heryford

STATE OF OREGON)
County of Klamath) ss.

The above-mentioned persons, Ronald B. Heryford, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 4th day of June, 2015.



Mika N. Blain
Notary Public for Oregon
My Commission Expires: 10-27-17

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

Commencing at the Northeast corner of the Southwest quarter of the Southeast quarter of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, and running thence South along the East line of said 40 acre tract a distance of 125 feet; thence Westerly parallel with the North line of said 40 acre tract a distance of 250 feet; thence North and parallel with the Easterly line of said 40 acre tract a distance of 125 feet to the North line of said 40 acre tract; thence Easterly along the North line of said 40 acre tract a distance of 250 feet to the point of beginning.

Parcel 2:

Property Line Adjustment 32-97

A Tract of land being a portion of parcel 1 of Land Partition 49-97, situated in the NW 1/4 SE 1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows.

Beginning at the Southwest corner of said Parcel 1, and being the C-S 1/16 corner of said Section 33, Thence South 89°46'23" East along the South line of said Parcel 1, 1327.95 feet to the Southeast 1/16 corner of said Section 33, thence North 00°00'20" West, along the East line of the said NW 1/4 SE 1/4, 28.00 feet to a point in an existing fence line; thence along said fence line, North 88°45'28" West 374.51 feet, North 88°31'11" West 140.01 feet, North 88°44'26" West 487.72 feet, North 83°44'31" West 126.28 feet and South 79°56'08" West 202.65 feet to a point on the West line of said parcel 1; thence leaving said fence line, South 00°01'09" East 23.57 feet to the point of beginning.

Parcel 3:

The Southwest quarter of the Southeast quarter of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, SAVING THE TWO FOLLOWING DESCRIBED PARCELS TO WIT:

Parcel I: Commencing at the Northeast corner of the southwest quarter of the Southeast of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, and running thence South along the East line of said 40 acre tract a distance of 125 feet; thence Westerly parallel with the North line of said 40 acre tract a distance of 250 feet; thence North and parallel with the Easterly line of said 40 acre tract a distance of 125 feet to the North line of said 40 acre tract; thence Easterly along the North line of said 40 acre tract a distance of 250 feet to the point of beginning.

Parcel II: Commencing at the Northeast corner of the Southwest quarter of the Southeast quarter of Section 33, Township 40 South, Range 8 East of the Willamette Meridian and running then South along the East line of said 40 acre tract a distance of 166 feet to the point of beginning; thence Westerly parallel with the North line of said 40 acre tract a distance of 165 feet; thence South and parallel with the Easterly line of said 40 acre tract a distance of 132 feet; thence Easterly and parallel with the North line of said 40 acre tract a distance of 165 feet; thence north along the East line of said tract a distance of 132 feet to the point of beginning.

Tax Parcel Number: R883818 and R626317 and M832567 and R591256 and R626308

EXHIBIT A

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