

2015-005779

Klamath County, Oregon



00170544201500057790030035

06/04/2015 11:33:59 AM

Fee: \$52.00

**After recording, please send to:**

Margaret C. Chartrand  
3411 E. Langell Valley Road  
Bonanza, OR 97623

\* Please also send tax statements to above address.

### **QUITCLAIM DEED**

This Quitclaim Deed, executed this 21<sup>st</sup> day of May, 2015.

By Grantor: **Margaret C. Chartrand**

To Grantees: **Margaret C. Chartrand, Betty M. Ralph, and Flora J. Ralph, as joint tenants with right of survivorship**

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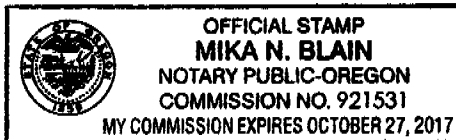
**IN WITNESS WHEREOF**, That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Margaret Chartrand  
Margaret Chartrand

Sandra C Cox  
Witness

STATE OF OREGON        )  
County of Klamath        ) ss.

The above-mentioned persons, Margaret Chartrand, appeared before me and acknowledged that she executed the above instrument. Subscribed and sworn to before me this 21<sup>st</sup> day of May, 2015.



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

WARRANTY DEED TO CREATE ESTATE BY ENTIRETY

This Indenture Witnesseth, THAT EMMA AGNES RALPH

hereinafter known as grantor, for the consideration hereinafter stated  
has bargained and sold, and by these presents do es grant, bargain, sell and convey unto  
DUANE J. CHARTRAND and MARGARET C. CHARTRAND,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:  
All that portion of the E $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14, Township 39 South, Range 11 East of the Willamette  
Meridian, that lies Northeasterly of the East Langell Valley Road.

ALSO all that portion of Tract 7 RIVERSIDE TRACTS, lying Northeasterly of said road, TOGETHER  
WITH all that portion of Tract 8, RIVERSIDE TRACTS described as follows:

From the Section corner common to Sections 10, 11, 14, and 15, Township 39 South, Range 11  
East of the Willamette Meridian, South 536.5 feet and East 3269.2 feet to the point in the  
Northeasterly right of way line of the Bonanza-Langell Valley Road (East Langell Valley  
Road) and the true point of beginning; thence North 21°49' East, 706.0 feet to the South  
Bank of Lost River; thence Northwesterly along the South bank of Lost River to a point on  
the West line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 11; thence Southerly along said West line 82.0 feet  
to the North side of the Bonanza-Langell Valley Road; thence Southeasterly along the North-  
east side of said road, parallel to the center line to the point of beginning.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and  
easements for ditches and canals, of Horsefly Irrigation District; Rights of governmental  
bodies in and to that portion of the above-described property lying below the ordinary high  
water mark of Lost River; Rights of the public in and to any portion of the above-described  
property lying within the limits of roads or highways; Easements and rights of way of record  
and those apparent on the land, if any; Taxes for the current fiscal year 1975-76, which  
are now a lien.

As disclosed by the assessment and tax roll, the premises herein have been specially assessed  
for farm use. If the land becomes disqualified for this special assessment under the statutes,  
an additional tax, plus interest and penalty, will be levied for the number of years in which  
this special assessment was in effect for the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,000.00.  
~~However, the actual consideration includes other property which is part of the consideration.~~  
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an  
estate by the entirety. And the said grantor do es hereby covenant, to and with the said grantees, and  
their assigns, that she is the owner in fee simple of said premises; that they are free from  
all incumbrances, except as above set out,  
and that she will warrant and defend the same from all lawful claims whatsoever,  
except those above set forth.

IN WITNESS WHEREOF, grantor ha s hereunto set her hand and seal  
this 31st day of October 19 75

(SEAL) Emma Agnes Ralph (SEAL)

Emma Agnes Ralph

(SEAL) (SEAL)

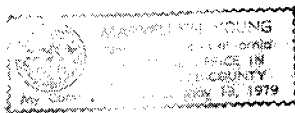
CALIFORNIA

STATE OF OREGON, County of Los Angeles ) ss. November 21, 19 75

Personally appeared the above named

EMMA AGNES RALPH

and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me:

Maryellen Young  
Notary Public for Oregon, California  
My commission expires May 13, 1979

After recording return for:

Duane J. Chartrand

Rt. 1 - Box 12

Bonanza Ore

Until a change is requested, all tax statements  
shall be sent to the following name and address:

Same

STATE OF OREGON,

County of KLAMATH

ss.

I certify that the within instrument was re-  
ceived for record on the 17th day of AUGUST  
19 76, at 11:35 o'clock A.M. and recorded in book  
M 76 on page 12724. Record of Deeds of  
said County.

Witness my hand and seal of County affixed.

From the Office of  
GANONG & SISEMORE  
538 Main Street  
Klamath Falls, Oregon 97601

INDEXED

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By

Hazel Magie

Deputy

FEE \$ 3.00

EXHIBIT

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