

2015-005845

Klamath County, Oregon



00170634201500058450030035

06/05/2015 03:38:06 PM

Fee: \$52.00

After recording, please send to:
Kenneth M. Fraker
16144 Sprague River Road
Chiloquin, OR 97624

* Please also send tax statements to above address.

QUITCLAIM DEED

This Quitclaim Deed, executed this 5th day of June, 2015

By Grantor: **Kenneth M. Fraker**

To Grantee: **Kenneth M. Fraker, as trustee of the Kenneth M. Fraker Revocable Living Trust dated June 5, 2015.**

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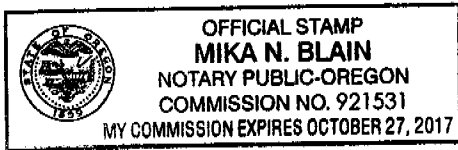
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IN WITNESS WHEREOF, That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Kenneth M. Fraker
Kenneth M. Fraker

STATE OF OREGON }
County of Klamath } ss.

The above-mentioned persons, Kenneth M. Fraker, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 5th day of June, 2015.



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

Unofficial Copy

Exhibit A

A parcel of land situated in Section 13, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Northeast corner of the NE 1/4 of the SE 1/4 of the SW 1/4 of said Section 13; thence South 00° 15' 57" West, on the East line thereof, 660.29 feet to the Southeast corner of said NE 1/4 of the SE 1/4 of the SW 1/4; thence South 88° 50' 26" West, on the South line thereof, 653.92 feet to the Southwest corner of said NE 1/4 of the SE 1/4 of the SW 1/4; thence North 00° 14' 54" East, on the West line thereof, 659.66 feet to the Northwest corner of said NE 1/4 of the SE 1/4 of the SW 1/4; thence North 88° 47' 09" East, on the North line thereof, 503.57 feet; thence North 45° 07' 29" East, 163.15 feet to a point on the Southwest line of the Sprague River Highway; thence South 44° 52' 31" East, on said Southwest line, 50.00 feet; thence South 00° 15' 57" West 76.51 feet to the point of beginning. Said parcel is also shown as Parcel 2 of Minor Partition 77-83 in the SW 1/4 of Section 13, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

TOGETHER WITH a 30 foot wide roadway easement for adjoining property owners use for ingress and egress over and across Parcel 1 to Parcel 2 of Minor Partition 77-83 in the SW 1/4 of Section 13, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Said easement shall start at the Southeast corner of Parcel 1 adjacent to the Sprague River Highway and run Northwesterly parallel and adjacent to the South boundary of the Sprague River Highway right of way line a distance of sixty feet, as more fully set forth in agreement recorded October 8, 1986 in Book M-86 at Page 18406, Microfilm Records of Klamath County, Oregon.