

2015-011108

Klamath County, Oregon



00177033201500111080020025

Klamath County
305 Main St, Rm 121
Klamath Falls, OR 97601

Grantor's Name and Address

Rodney McGee
Jennifer McGee
21805 Hwy 140 E.
Dairy, OR 97625

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Rodney McGee
Jennifer McGee
21805 Hwy 140 E.
Dairy, OR 97625

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Rodney McGee
Jennifer McGee
21805 Hwy 140 E.
Dairy, OR 97625

SPACE RESEI
FOR

10/09/2015 08:56:36 AM

Fee: \$47.00

RECORDER'S USE

QUITCLAIM DEED

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 Rodney McGee and Jennifer McGee, 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:

A portion of the NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the Northwest corner of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, In the County of Klamath, State of Oregon; thence South along said Westerly boundary of said Section distant 1320 feet; thence East 1062 feet to the point of beginning; thence South 616 feet more or less to the center of a natural ditch; thence Southerly and Easterly along said ditch a distance of 593 feet; thence North 430 feet; thence West 91 feet; thence North 258 feet; thence West 502 feet to the point of beginning. SAVING AND EXCEPTING THEREFROM that portion conveyed to State of Oregon for highway purposes by deed recorded in Book 107 at page 23 and also that portion conveyed to Charles Inman by deed recorded in Book 130 Page 581, and ALSO SAVING AND EXCEPTING that portion conveyed to James M. Barnes by deed recorded in Book 133 Page 513, and also that portion conveyed to Olive Mounts by deed recorded in Book 133 Page 245, and also that portion conveyed to John A. Jones by deed recorded in Book 217 Page 165; and also SAVING AND EXCEPTING that portion conveyed to Elizabeth L. Bell by deed recorded in Book 189 Page 12, all book and page references being deed records of Klamath County, Oregon TOGETHER WITH the following described property:

A portion of S 1/2 NW 1/4 Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, In the County of Klamath State of Oregon, more particularly described as follows: Beginning at a point where the boundary of that certain tract conveyed to Olive Fraley by deed recorded in Book 182 at Page 253, records of Klamath County, Oregon intersects the fence line marking the Westerly boundary of the property conveyed to A.L. Michael by deed recorded in Book 66 Page 552, deed records of Klamath County, Oregon at which point of beginning bears South 1° 45' East along said fence line a distance of 180 feet, more or less, from the Southeasterly right of way line of the Klamath Falls• Lakeview Highway; thence North 62° 29' East along the Northwestern boundary, of said Olive Fraley property a distance of 51 feet; thence North 4° 00' West 75 feet; thence South 89° 25' West 43 feet to a point in said fence line marking the Westerly boundary of said A.L. Michael property; thence South 1° 45' East along said fence line, a distance of 98 feet to the point of beginning.

R-3811-V34B0-03300&03400-000

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

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ 5050.00 . *~~However, the actual consideration consists of or includes other property or value given or promised which is a part of the a the whole (indicate which) consideration.~~* (The sentence between the symbols*, if not applicable, should be deleted. See ORS 93.030.)

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 operations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on October 1st, 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.

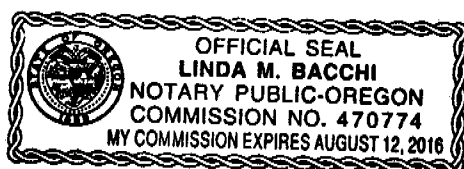
Before signing or accepting this instrument, the person transferring fee title should inquire about the persons rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and sections 5 to 11, Chapter 424, Oregon Laws 2007, and sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections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

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on October 8, 2015,
by Rafael Hernandez, as Klamath County Tax Collector/Property Manager, duly authorized and directed to sign this instrument in lieu of the Chairman of the Board of County Commissioners of Klamath County, and the duly elected qualified and acting Commissioners, respectively, of said County and State: and said Klamath County Tax Collector/Property Manager acknowledged said instrument to be the free act and deed of said County



Linda M. Bacchi
Notary Public for Oregon
My commission expires August 12, 2016