

2015-011471

Klamath County, Oregon

10/19/2015 04:09:33 PM

Fee: \$62.00



After recording return to:
Margaret Sellers

Until a change is requested all tax
statements shall be sent to:
Margaret Sellers

File No.: 7021-2511801 (LW)
Date: October 15, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY QUITCLAIM DEED

Larry Belau and Rebecca Belau, Grantor, releases and quitclaims to **Margaret Seller**, all rights and interest in and to the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Any interest as disclosed shown on Exhibit A

The true consideration for this conveyance is **\$5000.00**. (Here comply with requirements of ORS 93.030)

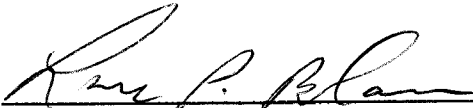
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 15 day of October, 2015.

APN: M889285

Statutory Quitclaim Deed
- continued

File No.: 7021-2511801 (LW)
Date: 10/15/2015



Larry Belau



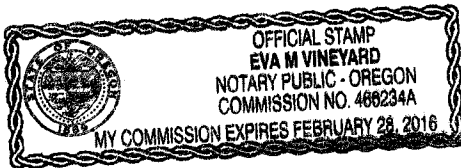
Rebecca Belau

STATE OF Oregon

County of

 ss.

This instrument was acknowledged before me on this 15th day of October, 20 15
by **Larry Belau and Rebecca Belau.**





Notary Public for Oregon
My commission expires: 2/28/16

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MARGARET SELLERS
30101 MODOC POINT RD.
CHILOQUIN OR 97624

Grantor's Name and Address

LARRY + BECKY BELAU
PO BOX 491
JACKSONVILLE, OR 97530

Grantee's Name and Address

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

~~MARGARET~~ LARRY + BECKY BELAU
PO BOX 491
JACKSONVILLE, OR 97530

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

LARRY + BECKY BELAU
PO BOX 491
JACKSONVILLE, OR 97530

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

EXHIBIT A

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that MARGARET R. SELLERS

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LARRY P. BELAU + REBECCA P. BELAU, HUSBAND + WIFE, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of 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 tract of land situated in Section 32, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County Oregon, being more particularly described as follows:

That portion of Government Lot 6 lying Northeasterly of the Northeasterly right-of-way line of Modoc Point Road and West of David Hill Cemetery.

(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 \$ 5,000. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ^② (The sentence between the symbols ^①, 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 corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on DATE 10-17-2008; 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. 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.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 10-17-2008
by Margaret R. Sellers

This instrument was acknowledged before me on _____
by _____
as _____
of _____



OFFICIAL SEAL
TERESA R FOREMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 426234
MY COMMISSION EXPIRES MARCH 24, 2012

Teresa R. Foreman
Notary Public for Oregon
My commission expires Mar 24, 2012

Exhibit A-Page 2

Description for Irrigation Line Easement

A strip of land situated in the NW¼ of Section 32, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Government Lot 6 and more particularly described as follows:

The north 20.00 feet of that portion of said Government Lot 6 lying easterly of Modoc Point Road and south of the David Hill Cemetery, excepting therefrom the east 300.00 feet thereof.

Exhibit A - Page 3

Description for Irrigation Easement

A strip of land 20.00 feet in width, situated in Government Lot 6 in Section 32, Township 35 South, Range 7 East of the Willamette Meridian, being 10.00 feet on both sides of the following described centerline:

Commencing at the North $\frac{1}{4}$ corner of said Section 32; thence along the east line of Government Lots 3 and 6 South 987.36 feet to the southeast corner of the David Hill Cemetery; thence along the south line of the David Hill Cemetery North $89^{\circ}52'45''$ West 300.00 feet; thence South $00^{\circ}07'15''$ West 10.00 feet to the TRUE POINT OF BEGINNING for this description; thence parallel to and 10.00 feet distant from the south line of the David Hill Cemetery, North $89^{\circ}52'45''$ West 163 feet, more or less, to a point lying westerly of and 10.00 feet perpendicularly distant from the easterly line of Modoc Point Highway; thence parallel to and 10.00 feet distant from said easterly line, Northwesterly 133 feet, more or less, to a point lying 10 feet perpendicularly from the southerly prolongation of the west line of the David Hill Cemetery; thence perpendicular to and 10.00 feet distant from the said west line of the David Hill Cemetery and the southerly prolongation thereof, North 16 feet, more or less to the easterly line of the Modoc Point Highway, the sidelines of said strip to be shortened or extended to be continuous and to terminate on the ending line.