

Send tax statements to:
James N. Norland
1946 Fremont Street
Klamath Falls, Oregon 97601

2015-012824
Klamath County, Oregon



00179078201500128240030035

QUITCLAIM DEED

EXECUTED this 23rd day of November 2015

11/24/2015 11:42:48 AM

Fee: \$52.00

by first party, THE GRANTOR Sharon K. Brown,

Whose address is: 1430 Burgundy Rd. Bonny Oregon 97023

FOR and in consideration of the sum of Ten Dollars US (\$10.00), receipt of which is hereby acknowledged, and other valuable consideration not disclosed, conveys without warranty all of her rights, title, and interest and any contingent remainder and any and all after acquired title to second party, GRANTEE, James N. Norland, whose address is: 1946 Fremont Street, Klamath Falls, Oregon 97601.

The property is situated at 700 Stanford Street; Klamath Falls, OR 97601 in Klamath County Oregon, and further described as follows: LEGAL DESCRIPTION: Lot 8 and the Northerly 5 feet of Lot 9, Block 151 BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission recorded January 1, 1958 in Volume 308, page 387, Deed Records of Klamath County, Oregon.

AND SUBJECT TO: EASEMENT FOR ROAD PURPOSES..."AS SAID ROADS ARE NOW LAID OUT"; as set out in Deed from E.B. Henry et ux to Arthur R. Wilson et ux executed December 18, 1929, and recorded 2/13/30 in Book 89 at page 626 of Deed Records of Klamath County, Oregon.

The deeded easement recorded 2/13/30 states: "An easement for road purposes over and across Lot 8 of Block 151 of Buena Vista Addition to City of Klamath Falls, Oregon, connecting Stanford and First Streets with Lot 9 of said Block and Addition AS SAID ROADS ARE NOW LAID OUT." There is a 2nd road over and across lot 8.

Then the easement is repeatedly described in the next four deeds, as "SUBJECT TO RIGHT OF WAY ON EXISTING ROADS ACROSS SAID LOTS".

The easement road is also described in a deed from E.B Henry to Adolph Riniker recorded 2-24-30, in volume 7(direct) Book 90, p. 26: "SUBJECT TO RIGHT OF WAY ON EXISTING ROADS ACROSS SAID LOTS".

The easement road is again described in a deed from Adolph Riniker to H .H. Carroll signed and recorded on 3/14/30, recorded in book 90, p. 89, stating the lot 8 deed and 5 foot of lot 9 are "SUBJECT TO RIGHT OF WAY ON EXISTING ROADS ACROSS SAID LOTS".

The easement road is also described in a deed recorded on 10/8/35 from H.H. Carroll to C.R. DeLap at book 105, p. 259 which states that all of lot (8) and (5) feet of lot 9 are "SUBJECT TO RIGHT OF WAY ON EXISTING ROADS ACROSS SAID LOTS".

The easement road is further described in a deed from C.R. DeLap to E.M. Barry dated 3/28/47 in book 205, p. 299, as "SUBJECT TO RIGHT OF WAY ON EXISTING ROADS ACROSS SAID LOTS".

The easement road is also described in a deed from E.M. Barry to Robert A. Smith recorded on 7/25/47 in book 209, p. 239, stating lot 8 and 5 feet of lot 9 are "SUBJECT to easement for road purposes as set out in DEED from E.B. Henry et ux to Arthur R. Wilson et ux, executed 12/18/29 in book 89, p. 626 records of said county ; "ALSO ANY RIGHTS OF WAY APPARENT ON SAID LOTS" (Lots 8 and 9), (recorded 7/25/47)

The deeded easement road is also protected in deed of 3/19/48 recorded in book 218, p. 237 from Robert A. Smith to Homer H. Slick as a conveyance of lot 8 with 5 feet of lot 9 " with all tenements, hereditaments and APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING".

The easement is also described in a deed from Homer H. Slick to Evelyn Cooper executed on 7/29/50 and recorded on 8/4/50 in book 241, at p. 84 as "SUBJECT TO EASEMENT FOR ROAD PURPOSES....AS SAID ROADS ARE NOW LAID OUT " as described in deed from E.B. Henry et ux to Arthur R. Wilson et ux executed December 18, 1929 in book 89 at p. 626 of deed records of Klamath County, Oregon (recorded 2/13/30) ; " ALSO ANY RIGHTS OF WAY APPARENT ON SAID LOTS." (recorded 8/4/50)

The deeded easement road is again described in a deed from Evelyn Cooper to Stephen and Ingerid Bunch executed on 8/15/1955 and recorded in book 315, p. 257, stating lot(8) and 5 feet of lot (9) are conveyed subject to EASEMENT FOR ROAD PURPOSES..."AS SAID ROADS ARE NOW LAID OUT" as set out in deed from Henry to Wilson executed Dec. 18,1929 in book 89, at page 626 of deed records of Klamath county;(recorded 2/13/30) "ALSO ANY RIGHTS OF WAY APPARENT ON SAID LOTS". (recorded 8/15/55)

The deeded easement road is again protected in a deed executed 8/22/59 and recorded 8/24/59 in book 315 at p.257 from Ingerid and Stephen Bunch to Anna G. Norland conveying lot (8)and 5 feet of lot (9) with the tenements, hereditaments and appurtenances; " SUBJECT TO EASEMENT, restrictions and regulations OF RECORD AND THOSE APPARENT UPON THE LAND".

Then the easement is protected by a deed from Anna Norland to Richard Norland signed and recorded on 7/25/89 in vol. M89, p. 13580, conveying the real property with tenements, hereditaments and "APPURTENANCES thereunto belonging OR IN ANYWISE APPERTAINING".

Then on 5/18/94 , the easement was protected in a deed from Richard Norland to Johnny Robinson and Sharon Brown, recorded on 5/20/94 in vol. M-94 at p. 15954 , stating the property is conveyed with all the tenements, hereditaments, and appurtenances thereunto belonging, and is free from all encumbrances except those "APPARENT UPON THE LAND".

The easement road is also protected in a deed from Sharon Brown to Richard Norland signed on 4/29/1997 and recorded 02/20/01 in vol. M01,p. 6592 conveying lot(8) and 5 feet of lot(9) with all tenement, hereditaments and appurtenances thereunto belonging or anyway appertaining "subject to ALL. . .EASEMENTS....AND RIGHTS OF WAY OF RECORD". "This deed is to be construed as conveying a tenants-in-common interest with contingent remainder to grantee as if ORS Sec. 93.180 was in full force and effect on 4/29/1997 quitclaim deed date and 5/17/94 trust deed date, and warranty deed date 5/18/94".

Then on 9/23/02, lot (8) and 5 feet of lot (9) were conveyed from Richard Norland to James Norland in a deed recorded in vol. M02, p. 58190 on 10/10/02, which deed quitclaims all title to land and improvements and appurtenances protecting access to lot 8 and the northerly 5 feet of lot 9, by authority of the separately deeded road use easement, created by E.B. Henry et ux and Arthur Wilson et ux, and executed 12/18/29 and recorded 2/13/30.

The original deeded easement for road purposes was executed 12-18-29 by both lot owners, of lots 8 and lot 9, E.B. Henry and Arthur Wilson, and provides dominant and servient owners road access to their own lots and city streets.

In all these deeds, the deeded access roads easement are protected TOGETHER WITH ALL THE: tenements, hereditaments and appurtenances thereunto belonging or anywise appertaining, and the singular includes the plural.

SUBJECT TO: reservations, EASEMENTS, conditions, AND ALL "RIGHTS OF WAY OF RECORD", IN THE ENTIRE CHAIN OF TITLE..

Sharon K. Brown (GRANTOR) Sharon K. Brown

Susan K. Norland, witness

James N. Norland, grantee

Dated this 23 day of November 2015

State of Oregon County of Klamath
THIS IS TO CERTIFY THAT ON THIS 23 day of November

_____, 2015, Sharon K. Brown, personally appeared before me, the undersigned, a Notary Public in and for the State of Oregon, known to me to be the individual described in and who executed the within instrument, and acknowledge that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned. and appeared James Noel Norland as grantee and Susan Kay Norland as witness.

GIVEN under my hand and official seal the day and year last above written.

Sharolyn Kay Neumeyer

Notary Public in and for Oregon

My Commission Expires: April 20, 2016

