

2016-003807

Klamath County, Oregon



00185076201600038070020022

04/15/2016 08:37:24 AM

Fee: \$47.00

Send Tax Statements to Grantee at:
After Recording return to:
Karen Wilson Revocable Living Trust
Karen Ann Wilson, Trustee
P.O. Box 170
Chemult, OR 97731

QUIT CLAIM DEED

KAREN ANN WILSON Grantor, conveys to the **KAREN WILSON REVOCABLE LIVING TRUST** dated **04/06/2016**, **KAREN ANN WILSON**, trustee, Grantees, the following described real property located in Klamath County, Oregon:

See Exhibit "A."

This property is free of liens and encumbrances, Except:
Easements, Covenants, Conditions and Restrictions of records, if any, and

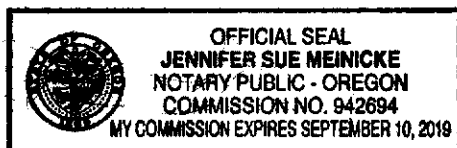
The true consideration for this conveyance is NONE. Deed is for estate planning purposes.

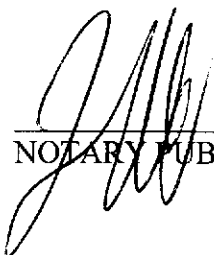

Karen Ann Wilson, Grantor

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared before me the above named Karen Ann Wilson and acknowledged the foregoing instrument to her voluntary act and deed.

Before me this 6 day of April, 2016.




NOTARY PUBLIC FOR OREGON

THIS INSTRUMENT WILL 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 THE PERSON SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O.R.S 30.930.

EXHIBIT "A"

Parcel 1

Beginning at an iron pin on the Easterly right of way line of the Dalles-California Highway which lies South 19°24' East a distance of 359.2 feet from the Southwest corner of Block 8 of Chemult, Oregon, and running thence; continuing South 19°24' East along the Easterly right of way line of the Dalles-California Highway a distance of 145 feet to an iron pin; thence North 70°36' East a distance of 321.8 feet to an iron pin on the Westerly right of way line of the Southern Pacific Railroad; thence North 20°54' West along the Westerly right of way line of the Southern Pacific Railroad a distance of 145 feet, more or less, to an iron pin; thence South 70°36' West a distance of 318.0 feet, more or less, to the point of beginning, said tract containing 1.06 acres, more or less, in the SW¼ of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, in Klamath County, Oregon.

SAVING AND EXCEPTING the following parcel of land: Beginning at the Southwest corner of the above described tract, running thence North 70°36' East a distance of 100 feet; thence North 19°24' West, parallel with the Easterly line of the Dalles-California Highway a distance of 16.5 feet; thence South 70°36' West 100 feet to the Easterly line of said highway; thence South 19°24' East 16.5 feet to the point of beginning, all in Klamath County, Oregon.

Parcel 2

Beginning at an iron pin on the Easterly right of way line of the Dalles-California Highway, which lies South 19° 24' East, a distance of 159.2 feet from the Southwest corner of Block 8 of CHEMULT, OREGON, running

thence South 19° 24' East along the Easterly right of way line of the Dalles-California Highway, a distance of 200 feet to an iron pin; thence North 70° 36' East a distance of 318 feet to an iron pin on the Westerly right of way line of the S.P.R.R.; thence North 20° 54' West along the Westerly right of way line of the S.P.R.R. a distance of 200 feet to an iron pin; thence South 70° 36' West a distance of 312.8 feet, more or less, to the point of beginning, in Section 21, Township 27 South, Range 8 East of the Willamette Meridian.