

2017-001496

Klamath County, Oregon

BLLL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00199046201700014960020023

02/13/2017 11:51:24 AM

Fee: \$47.00

Laura L. Moore

Grantor's Name and Address

Rose Marie Moore

Grantee's Name and Address

After recording, return to (Name and Address):

Rose Marie Moore
2713 Greensprings Dr
Klamath Falls, OR 97601-5644

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

Same as Before

SPACE RESERVED
FOR
RECORDER'S USE

QUITCLAIM DEED - STATUTORY FORM

Laura L. Moore

releases and quitclaims to Rose Marie Moore, Grantor,
all right, title and interest in and to the following described real property situated in _____, Grantee,
Oregon: _____ County,

See Exhibit "A" for Legal Description
Made A Part Hereof by this Reference

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

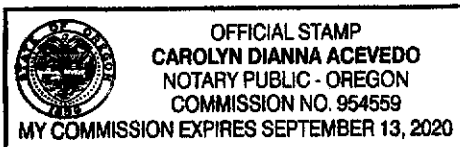
The true consideration for this conveyance is \$ 0 (Here, comply with the requirements of ORS 93.030.)

DATED February 10, 2017; any signature on behalf of a business or other entity is made with the
authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on February 10, 2017
by ~~Carolyn Dianna Acevedo~~ Laura L. Moore
This instrument was acknowledged before me on _____
by _____
as _____
of _____



Carolyn Dianna Acevedo
Notary Public for Oregon
My commission expires September 13, 2020

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land lying in the NW1/4 NW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies South $89^{\circ} 22' 1/2''$ East along the Section line a distance of 1321.4 feet and South $0^{\circ} 40' 1/2''$ East along the 40 line which is also the West line of Westover Terraces, a distance of 626.5 feet from the Northwest corner of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and which iron pin also marks the Southeast corner of the land heretofore deeded to Gertrude Cleve by deed recorded in Volume 102, page 16, Deed Records of Klamath County, Oregon, and running thence North $89^{\circ} 22' 1/2''$ West along the Southerly boundary of the above mentioned Cleve Tract a distance of 106.2 feet to an iron pin which lies on the Southerly right of way of the Ashland-Klamath Falls Highway 30 feet at right angles from the center of said highway; thence South $38^{\circ} 40' 1/2''$ West along the Southerly right of way line of the above mentioned Highway and 30 feet at right angles from its center, a distance of 150 feet to an iron pin; thence at right angles South $51^{\circ} 19' 1/2''$ East a distance of 260.4 feet, more or less, to an iron pin on the Westerly boundary of Westover Terraces; thence North $0^{\circ} 40' 1/2''$ West along the Westerly boundary of Westover Terraces a distance of 278.7 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING from the above described parcel beginning at an iron pin which lies South $89^{\circ} 22' 1/2''$ East a distance of 1321.4 feet and South $0^{\circ} 40' 1/2''$ East a distance of 626.5 feet from the iron pin which marks the Northwest corner of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; North $89^{\circ} 22' 1/2''$ West a distance of 26 feet to a point; thence South $64^{\circ} 10' 1/2''$ East a distance of 29.1 feet to a point which is the Southwest corner of Lot 4 in Block 14, WESTOVER TERRACES subdivision; thence North $0^{\circ} 40' 1/2''$ West along the West line of WESTOVER TERRACES a distance of 12.4 feet, more or less, to the point of beginning.

PARCEL 2:

Beginning at a point which lies South $89^{\circ} 22' 1/2''$ East a distance of 1321.4 feet and South $0^{\circ} 40' 1/2''$ East a distance of 626.5 feet and North $89^{\circ} 22' 1/2''$ West a distance of 29 feet from the iron pin which marks the Northwest corner of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and running thence; continuing North $89^{\circ} 22' 1/2''$ West a distance of 80.2 feet to an iron pin which is on the Southerly right of way line 30 feet at right angles Southerly from the center of the Ashland-Klamath Falls Highway; thence North $38^{\circ} 40' 1/2''$ East along the said Southerly right of way line of the Ashland-Klamath Falls Highway a distance of 35.0 feet to a point; thence South $64^{\circ} 10' 1/2''$ East a distance of 64.7 feet, more or less, to the point of beginning, being a portion of the NW1/4 NW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.