

## Klamath County, Oregon



06/20/2017 09:06:47 AM

**Fee: \$47.00**

**After recording, please send to:**  
Sharon M. Parker  
2847 Foothills  
Klamath Falls, OR 97603

\* Please also send tax statements to above address.

## Quitclaim Deed

This Quitclaim Deed, executed this 16<sup>th</sup> day of June, 2017.

By Grantor, **Sharon M. Parker**, who took title as, **Sharon M. Parker**, To Grantee, **Sharon M. Parker**, as **Trustee of the Sharon M. Parker Revocable Living Trust**.

**WITNESSETH**, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

## Exhibit A

The true actual consideration for this transfer is **\$0.00**. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

**IN WITNESS WHEREOF**, That said Grantors have signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Sharon M. Parker

State of Oregon                   )  
County of Klamath               ) ss.

The above-mentioned person, **Sharon M. Parker**, appeared before me and acknowledged that she executed the above instrument. Affirmed before me on June 16 2017.



Notary Public for Oregon  
My Commission Expires:

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**35705**

All the following described real property situate in Klamath County, Oregon:

A parcel of that tract of land recorded in Volume 281, Page 166 of Deed Records of Klamath County, Oregon, described therein as being situated in the NW1/4 NW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon: said parcel being more particularly described as follows:

Beginning at the Southeast corner of the aforesaid tract of land which corner is marked with a steel axle representing the Southeast corner of the NW1/4 NW1/4 of said Section 34; thence South 89° 39' West along the South boundary of said tract of land a distance of 366.84 feet; thence North 0° 19' West a distance of 160.0 feet to the North boundary of that parcel of land recorded in Volume 335, Page 109 of Deed Records of Klamath County, Oregon: thence North 2° 31' West 57.10 feet to an iron pipe marking the TRUE POINT OF BEGINNING of this description; thence North 40° 10' 30" East, 48.82 feet to an iron pipe; thence North 52° 35' 30" East a distance 45.80 feet to an iron pipe; thence continuing North 52° 35' 30" East a distance of 37.77 feet, more or less, to the Southwesterly boundary of that parcel of land recorded in Volume 335, Page 109 of Deed Records aforesaid; thence along said boundary North 51° 49' West 15.27 feet, more or less, to an iron pipe marking a corner of said parcel of land; thence North 43° 53' East along aforesaid boundary, a distance of 57.45 feet to an iron pipe marking a corner of that parcel of land recorded in Volume 311, Page 227, of Deed Records aforesaid; thence following along the boundary of said parcel of land North 88° 49' West, 178.3 feet and South 0° 41' East 161.64 feet to an iron pipe; thence North 68° 46' 30" East a distance of 54.35 feet to the true point of beginning.

**SAVING AND EXCEPTING:** A tract of land situated in the NW1/4 NW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southeast corner of the said NW1/4 NW1/4 thence North 00° 19' West 20 feet to a point on the Northerly right of way line of the County Road (Beverly Heights Road); thence continuing North 00° 19' West 584.5 feet; thence South 43° 53' West 347.95 feet to a pipe, being the true point of beginning of this description; thence North 88° 49' West 50.00 feet; thence South 01° 11' West 42.22 feet; thence South 88° 49' East 11.04 feet to a pipe being the most Westerly point of that tract of land described in Deed Volume 208, page 353, shown as Parcel 1, as recorded in the Klamath County Deed Records; thence North 43° 55' East 57.45 feet to the true point of beginning.

**TOGETHER WITH** an easement for ingress and egress as granted by instrument dated January 30, 1978 and recorded February 7, 1978 in Volume M78, Page 2181, Microfilm Records of Klamath County, Oregon.