

2017-008131

Klamath County, Oregon



00207178201700081310020020

07/20/2017 03:17:32 PM

Fee: \$47.00

After Recording Return to:
Dennis F. Brown, Trustee,
The Dennis Francis Brown Family Trust, u/d/t October 2, 2015
7749 Kingsway
Klamath Falls, Or 97603

Until a change is requested all tax statements
Shall be sent to the following address:
Dennis F. Brown, Trustee,
The Dennis Francis Brown Family Trust, u/d/t October 2, 2015
Same as above.

QUIT CLAIM DEED
(Individual)

For a valuable consideration in the amount of ten dollars and 00/100 (\$10.00), receipt of which is hereby acknowledged, Grantor Dennis F. Brown, a single man and as survivor of his wife, Linda F. Brown, herein called Grantor, hereby releases and quit claims all right, title and interest in and to the following described real property to Dennis F. Brown, Trustee, The Dennis Francis Brown Family Trust, u/d/t October 2, 2015, Said real property being located in the County of Klamath, State of Oregon:

See Exhibit A Legal descriptions attached hereto and made a part thereof.

Commonly known as: 7749 Kingsway, Klamath Falls, Or 97603.

Tax Id No.: _____

This Grantor conveys the above described real property to his revocable trust.
Attached is the death certificate of his wife, Linda F. Brown

Dated: 7-20-2017


Dennis F. Brown

State of Oregon,

ss

County of Klamath

On JULY 20, 2017, personally appeared the above named Dennis F. Brown, a single man and survivor of his wife, Linda F. Brown and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of Grantor,

Before me: 
Notary Public for Oregon
My commission expires: JULY 2, 2018

Official seal

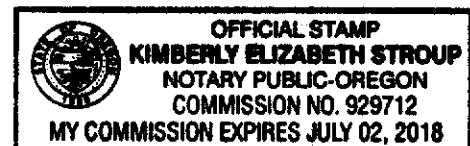


Exhibit A

PARCEL 1:

A tract of land situated in the SW 1/4 NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East right of way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, as set and shown by record of Survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 South, Range 10 East of the Willamette Meridian; thence North 89° 47' 40" East along the Westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet; thence North 70° 49' 32" East 102.63 feet to a point on the arc of a 50 foot radius curve; thence Southeasterly along the arc of said curve (central angle = 102° 21' 44") 90.25 feet; thence South 31° 36' 12" East 104.55 feet; thence South 65° 48' 00" West 10.00 feet; thence South 24° 12' 00" East 180.00 feet; thence South 65° 48' 00" West 91.43 feet to the beginning of a curve, said point being the true point of beginning of this description; thence along the arc of a curve to the left (central angle = 42° 41' 30" and radius = 135.77 feet) 101.16 feet; thence South 23° 06' 30" West 74.72 feet; thence along the arc of a curve to the right (central angle = 113° 45' 00" and radius = 100 feet) 198.53 feet; thence North 43° 08' 30" West 65.00 feet; thence North 31° 30' 33" East 130.72 feet to a point on the arc of a curve; thence Easterly along the arc of said curve to the left (central angle = 55° 42' 33" and radius = 205.06 feet) 199.38 feet; thence North 65° 48' 00" East 53.06 feet to the true point of beginning of this description.

PARCEL 2:

A tract of land situated in the SW 1/4 NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East right of way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as set and shown by record of Survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 47' 40" East along the Westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet; thence North 70° 49' 32" East 102.63 feet to a point on the arc of a 50 foot radius curve; thence Southeasterly along the arc of said curve (central angle = 102° 21' 44") 90.25 feet; thence South 31° 36' 12" East 104.55 feet; thence South 65° 48' 00" West 10.00 feet; thence South 24° 12' 00" East 180.00 feet; thence South 65° 48' 00" West 91.43 feet to the beginning of a curve; thence along the arc of said curve to the left (central angle = 42° 41' 30" and radius = 135.77 feet) 101.16 feet; thence South 23° 06' 30" West 74.72 feet; thence along the arc of a curve to the right (central angle = 113° 45' 00" and radius = 100 feet) 198.53 feet; thence North 43° 08' 30" West 65.00 feet to the true point of beginning of this description; thence North 31° 30' 33" East 130.72 feet to a point on the arc of a curve; thence Northwesterly along the arc of said curve to the right (central angle = 15° 20' 37" and radius = 205.06 feet) 54.93 feet; thence North 43° 08' 30" West 31.12 feet; thence South 46° 51' 30" West 118.75 feet; thence South 42° 55' 14" East 128.00 feet to the true point of beginning.

TOGETHER WITH the above described 2 Parcels of property, an easement for ingress and egress to the above described tracts of land along a strip of land sixty (60) feet in width, said strip of land being measured thirty (30) feet on each side of and at right angles to the following described centerline:

Beginning at a point North 24° 12' 00" West 30.00 feet from the true point of beginning of the above described tract of land; thence South 65° 48' 00" West 53.06 feet; thence along the arc of a curve to the right (central angle = 71° 03' 30" and radius = 175.06 feet) 217.11 feet; thence North 43° 08' 30" West 81.00 feet; thence along the arc of a curve to the left (central angle = 47° 03' 50" and radius = 250 feet) 205.35 feet; thence South 89° 47' 40" West 116.54 feet to the point of terminus of this description.

AND a non-exclusive right of way and easement for road purposes along and upon the following described property, situated in Klamath County, Oregon, to wit:

A 60 foot strip of land situated in the N 1/2 Section 18, Township 39 South, Range 10 East of the Willamette Meridian, being 30 feet on either side of, measured at right angles from, the following described centerline:

Beginning at a point on the Easterly right of way line of State Highway 39, said point being South 00° 01' 10" West 2162.47 feet and South 89° 51' 42" East 25.31 feet from the Northwest corner of said Section 18; thence South 89° 51' 42" East 599.83 feet; thence North 00° 02' 42" West 439.32 feet.

AND ALSO, a 70 foot wide easement for ingress and egress as contained in Agreement for Easement, dated September 27, 1991, recorded November 19, 1991 in Volume M-91 at Page 24174, Deed Records of Klamath County, Oregon.

CODE 032 MAP 3910-018BO TL 01200 KEY #598053