

Klamath County  
305 Main St, Rm 121  
Klamath Falls, OR 97601

Grantor's Name and Address

Lane Duncan  
E. Tharalson  
Agnes Tharalson  
2200 El Portal Drive #4  
Bakersfield, CA 93309

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Lane Duncan  
E. Tharalson  
Agnes Tharalson  
2200 El Portal Drive #4  
Bakersfield, CA 93309

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

Lane Duncan  
E. Tharalson  
Agnes Tharalson  
2200 El Portal Drive #4  
Bakersfield, CA 93309

2017-009084

Klamath County, Oregon



SPACE

00208357201700090840020021

RECOI

08/11/2017 01:08:15 PM

Fee: \$47.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Klamath County, a political subdivision of the State of Oregon hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Lane Duncan, E. Tharalson and Agnes Tharalson, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Parcel I:

A tract of land situated in Government Lots 20 & 21, Section 7, T. 36 S., R. 11 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin on the south boundary of the First Addition to Nimrod River Park, said point being S. 89°15'43" W. a distance of 81.70 feet from the southeast corner of Lot 1, Block 6 of said First Addition to Nimrod River Park; thence S. 00°44'17" E. a distance of 303.16 feet to a one-half inch iron pin on the northerly bank of Sprague River; thence easterly along the northerly bank of Sprague River to a one-half inch iron pin which is S. 00°44'17" E. a distance of 267.01 feet from the southeast corner of Lot 11, Block 5 of said First Addition to Nimrod River Park; thence N. 00°44'17" W. a distance of 267.01 feet to the southeast corner of said Lot 11; thence S. 89°15'43" W. along the south boundary of the First Addition to Nimrod River Park a distance of 626.98 feet to the point of beginning.

PARCEL II:

A tract of land situated in Government Lots 5 and 12, Section 11, T. 36 S. R. 11 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin on the southerly right-of-way line of the cul-de-sac on the south end of Josephine Street in the Second Addition to Nimrod River Park as shown on the duly recorded plat thereof; said beginning point being S. 26°14'07" E. a distance of 50 feet from the center of said cul-de-sac; thence S. 26°14'07" E. a distance of 646.81 feet to a one-half inch iron pin on the northerly bank of Sprague River; thence northeasterly along the northerly bank of Sprague River to a one-half inch iron pin which is S. 00°35'15" W. a distance of 19.30 feet from the iron pin marking the most southerly point of Lot 3, Block 13, of said Second Addition to Nimrod River Park; thence N. 00°35'15" E. a distance of 19.30 feet to the iron pin marking the southerly point of said Lot 3; thence along the southerly boundary of the said Second Addition to Nimrod River Park the following courses and distances: N. 76°04'24" W. 378.97 feet; N. 45°37'27" W. 348.52 feet; S. 80°48'47" W. 101.68 feet to an iron pin on the easterly right-of-way line of said cul-de-sac; thence south-

westerly along the arc of said cul-de-sac (50-foot radius and delta is 72°57'06") a distance of 63.66 feet to the point of beginning.

Bearings of the above described tract of land are based on the bearings of the duly recorded plat of the Second Addition to Nimrod River Park.

APN: R759913 & R759931 MapTaxLot: R-3611-007C0-00600-000 & R-3611-011B0-03600-000

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

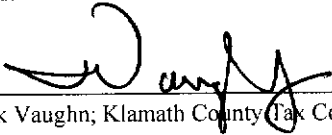
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to operations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on August 11<sup>th</sup>, 2017; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

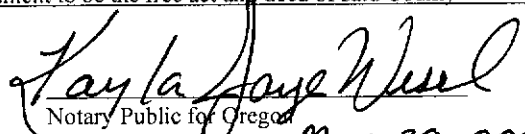
Before signing or accepting this instrument, the person transferring fee title should inquire about the persons rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and sections 5 to 11, Chapter 424, Oregon Laws 2007, and sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.



Rick Vaughn; Klamath County Tax Collector/Property Manager

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on 8/11/2017,  
by Rick Vaughn, as Klamath County Tax Collector/Property Manager, duly authorized and directed to sign this  
instrument in lieu of the Chairman of the Board of County Commissioners of Klamath County, and the duly elected  
qualified and acting Commissioners, respectively, of said County and State; and said Klamath County Tax  
Collector/Property Manager acknowledged said instrument to be the free act and deed of said County



Notary Public for Oregon

My commission expires Mar. 20, 2021

