

2017-011556

Klamath County, Oregon



00211413201700115560030037

10/11/2017 11:04:44 AM

Fee: \$52.00

RECORDING REQUESTED BY
ROBERT O. HARDWICK
Attorney at Law

and when recorded mail to
and mail tax statements to:
VIRGINIA L. BAUER
13899 CHRISTENSEN RD.
GALT, CA 95632

QUITCLAIM DEED

The undersigned declares that the documentary transfer tax is -0-.
This transfer is not the result of a sale. There was no
consideration for this transfer. R & T 11911.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby
acknowledged,

VIRGINIA L. BAUER, Trustee of BAUER FAMILY TRUST DATED
DECEMBER 8, 2000, (Bypass Trust)

hereby REMISE, RELEASE AND FOREVER QUITCLAIM all of her right,
title and interest in the property to:

**VIRGINIA L. BAUER, a single woman as her sole and separate
property**

the following described real property situated in the County of
Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY
THIS REFERENCE.

Dated: Sept 11, 2017

BAUER FAMILY TRUST DATED
DECEMBER 8, 2000 (Bypass
Trust)

Virginia L. Bauer
VIRGINIA L. BAUER, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF SAN JOAQUIN)

On September 11, 2017, before me, Yolanda Tovar, a Notary Public, personally appeared VIRGINIA L. BAUER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL.

Yolanda Tovar
(Signature)

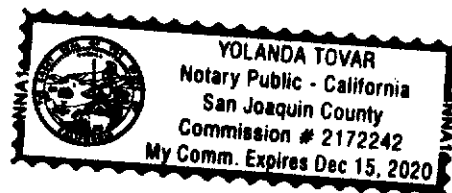


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A tract or parcel of land 125 feet wide and 1575 feet long described as follows:

Beginning at the Southeast corner of the SW1/4 SE1/4 of Section 33, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon; running thence East 125 feet along the section line; thence North parallel to the section line 1575 feet; thence West to the 16th section line 125 feet; thence South along the East line of the W1/2 of the SE1/4 of said Section 33, 1575 feet to the place of beginning; AND ALSO the W1/2 SE1/4 of said Section 33, all subject to rights by reant, easements or usage; SAVING AND EXCEPTING therefrom that portion of the NW1/4 of SE1/4 of said Section 33 conveyed to Howard P. Bearss, et ux by deed dated November 14, 1945, recorded January 7, 1956, Deed Book 184, page 9, Deed Records of Klamath County, Oregon, more particularly described as follows, to wit:

Beginning at the Northwest corner of the SE1/4 of said Section 33, which point is on the center line of the Poe Valley Market Road; thence North 89 degrees 54' East along the North line of the SE1/4 of said Section 33 a distance of 1258.3 feet, more or less, to the center line of the USRS #21A drain; thence South 57 degrees 57' West along the center line of said drain and along the center line of said drain extended to the West line of the SE1/4 of said Section 33, which point is on the center line of said Poe Valley Market Road at a distance of 791 feet, more or less, from the point of beginning; thence North 791 feet along the center line of said market road to point of beginning.

PARCEL 2

The NE1/4 of Section 33, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

All of the East half of the Southeast quarter of Section 33, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, excepting the parcel of land described as follows:

Beginning at the Southeast corner of the SW1/4 SE1/4 of said section; running thence East 125 feet along the section line, thence North parallel to the section line 1575 feet; thence West to the 16th section line 125 feet; thence South along the East line of W1/2 SE1/4 of said section 1575 feet to the point of beginning.

PARCEL 4

Beginning at the Northwest corner of the Southeast one quarter (SE1/4) Section 33, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, which point is on the center line of the Poe Valley Market Road; thence North 89 degrees 54' East along the North line of the SE1/4 of said Section 33, a distance of 1258.3 feet more or less to the center line of the U.S.R.S. No. 21A drain; thence South 57 degrees 57' West along the center line of said drain and along the center line of said drain extended, to the West line of the SE1/4 of said Section 33, which point is on the center line of said Poe Valley Market Road at a distance of 791 feet more or less from the point of beginning; thence North 791 feet along the center line of said Market Road to the point of beginning, being a portion of the NW1/4 of SE1/4 of Section 33, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

*****End of Legal Description *****