

2017-012183

Klamath County, Oregon



00212165201700121830020020

10/24/2017 10:50:06 AM

Fee: \$47.00

Grantor's Name and Address: Klamath County 305 Main St, Rm 121 Klamath Falls, OR 97601
Grantee's Name and Address: Michael Gagne PO Box 308 Beatty, OR 97621
After recording, return to (Name, Address, Zip): Michael Gagne PO Box 308 Beatty, OR 97621
Until requested otherwise, send all tax statements to (Name, Address, Zip): Michael Gagne PO Box 308 Beatty, OR 97621

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 **Michael Gagne**, 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:

Description of real property: Please see attached EXHIBIT "A" APN: R356894, R356885, R356947, R356938, R356956, R356974 **MapTaxLot:** R-3612-014C0-01600-000, R-3612-014C0-01700-000, R-3612-014C0-02100-000, R-3612-014C0-02200-000, R-3612-014C0-02400-000, R-3612-014C0-02500-000

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

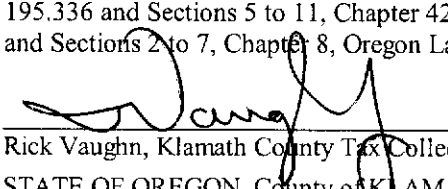
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$7,000.00**.

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 corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on **10/19/2017**; 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 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, 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.

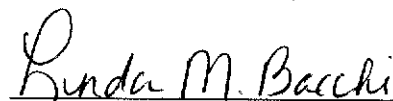

Rick Vaughn, Klamath County Tax Collector

STATE OF OREGON, County of (KLAMATH) ss.

This instrument was acknowledged before me on this 20 day of October 2017, by Rick Vaughn, as Klamath County Tax Collector, duly authorized and directed to sign this instrument in lieu of the Chairman of the Board of County Commissioners of Klamath County, Oregon, and the duly elected qualified and acting Commissioners, respectively, of said County and State; and said Klamath County Tax Collector acknowledged said instrument to be the free act and deed of said County.

(SEAL)

IN WITNESS WHEREOF, I hereto set my hand and official seal.



Notary Public for the State of Oregon

My Commission Expires: March 01, 2021

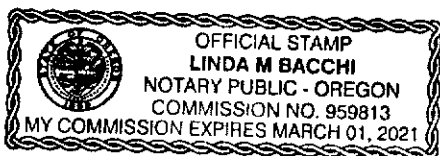


EXHIBIT "A"

Parcel 1:

Beginning at a point 370.8 feet North and 269 feet East of the corner which is common to Sections 15, 14, 22 and 23 all in Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, thence East 209 feet; thence North 208 feet; thence West 209 feet; thence South 208 feet to place of beginning, being a part of Lot 29, Section 14, Township 36 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.

Map: R-3612-014C0-01600-000

Parcel 2:

A parcel of land situated in Lot 29, Section 14, Township 36 South, Range 12, East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 337.4 feet East and 162 feet North of the quarter corner common to Sections 15, 14, 22 and 23, Township 36 South, Range 12, East of the Willamette Meridian, which point is the Southeast corner of property described in Deed Volume 74 Page 607 and the true point of beginning; thence East to the Southwest corner of property described in Deed Volume 76 Page 408; thence North 208.75 feet to a point on the South line of property described in Deed Volume 116 Page 175; thence West along the South line of said parcel described in deed Volume 116 Page 175 to the Southwest corner of said parcel; thence North 208 feet along the West line of said parcel to a point on the South line of parcel described in Deed Volume 117 Page 375; thence West along the South line of said parcel described in Deed Volume 117 Page 375, to the Southwest corner of said parcel; thence South 218.9 feet, more or less, to the Northwest corner of property described in Deed Volume 74 Page 607; thence East 109.4 feet along the North line of said parcel described in Deed Volume 74 Page 607 to the Northeast corner of said parcel; thence South along the East line of said parcel, 198 feet to the point of beginning.

Map: R-3612-014C0-01700-000

Parcel 3 and 4:

Beginning at a point which is 30 feet North and 212 feet East from the Southwest corner of Government Lot 29, Section 14, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence due East along the State Highway, 132 feet; thence due North 132 feet; thence West 116 feet; thence North 198 feet; thence West 16 feet; thence South 330 feet to the point of beginning, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the following: A seven foot strip of land situated in said Government Lot 29, in the SW 1/4 of SW 1/4 of Section 14, Township 36 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located North a distance of 30.0 feet and East a distance of 344.0 feet from the iron pipe marking the Southwest corner of said Section 14; thence North a distance 132.0 feet to an iron pin; thence West a distance of 7.0 feet to an iron pin; thence South a distance of 132.0 feet to an iron pin; thence East a distance of 7.0 feet, more or less, to the point of beginning.

ALSO Beginning at the Southwest corner of the SW 1/4 SW 1/4 of Section 14, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence East 228 feet; thence North 162 feet to the place of beginning; thence North 198 feet; thence East 109.4 feet; thence South 198 feet; thence West 109.4 feet to the place of beginning in SW 1/4 SW 1/4, Section 14, Township 36 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.

Map: R-3612-014C0-02100-000, R-3612-014C0-02200-000

Parcel 5:

A portion of Government Lot 29 in Section 14, Township 36 South, Range 12 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 30 feet North and 344 feet East of the Southwest corner of said Lot 29; thence North 132 feet; thence East at right angles 214 feet; thence South at right angles 132 feet to the North line of highway; thence West along the North line of highway 214 feet to the point of beginning, in Section 14, Township 36 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.

Map: R-3612-014C0-02400-000

Parcel 6:

A portion of Government Lot 29 in Section 14, Township 36 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 30 feet North and 558 feet East of the Southwest corner of said Government Lot 29; thence North 132 feet at right angles to the North line of the State Highway; thence East at right angles 330 feet; thence South at right angles 132 feet to the North line of the State Highway; thence West along the North line of said State Highway 330 feet to the place of beginning.

Map: R-3612-014C0-02500-000