

2017-012456

Klamath County, Oregon



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10/30/2017 09:37:03 AM

Fee: \$57.00

## Quitclaim Deed

Returned at Counter

RECORDING REQUESTED BY JOHN W. POWELL, POWELL LOVING TRUST

AND WHEN RECORDED MAIL TO:

LARRY A. & ELAIN POWELLand send TAX STATEMENT TO:  
Grantee(s) LARRY & ELAIN POWELL5767 BELAIRE DR.KLAMATH FALLS, OR 97603P.O. BOX 16KENO, OREGON 97627Consideration: \$ NO CONSIDERATIONProperty Transfer Tax: \$ ØAssessor's Parcel No.: R-3908-03100-02500-000PREPARED BY: LARRY A. POWELL

certifies herein that he or she has prepared

this Deed.

Larry A. Powell  
Signature of Preparer6-16-17

Date of Preparation

LARRY A. POWELL  
Printed Name of PreparerTHIS QUITCLAIM DEED, executed on 6-16-17 in the County ofKLAMATH, State of OREGONby Grantor(s), JOHN W. POWELL TRUSTEE POWELL LOVING TRUSTwhose post office address is PO BOX 16 KENO OR. 97627,to Grantee(s), LARRY A. & ELAIN POWELL,whose post office address is 5767 BELAIRE DR, KLAMATH FALLS, OR 97603WITNESSETH, that the said Grantor(s), JOHN W. POWELL,for good consideration and for the sum of ZERO DOLLARS(\$ Ø) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of HAMATH, State of OREGON and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

Larry A. Powell POA FOR  
Signature of Grantor JOHN W. POWELL Signature of Second Grantor (if applicable)

JOHN W. POWELL  
Print Name of Grantor  
POWELL LOVING TRUST  
Print Name of Second Grantor (if applicable)

\_\_\_\_\_  
Signature of First Witness to Grantor(s)

\_\_\_\_\_  
Signature of Second Witness to Grantor(s)

\_\_\_\_\_  
Print Name of First Witness to Grantor(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

Larry A. Powell  
Signature of Grantee

Elain Powell  
Signature of Second Grantee (if applicable)

LARRY A. POWELL  
Print Name of Grantee

ELAIN POWELL  
Print Name of Second Grantee (if applicable)

\_\_\_\_\_  
Signature of First Witness to Grantee(s)

\_\_\_\_\_  
Signature of Second Witness to Grantee(s)

\_\_\_\_\_  
Print Name of First Witness to Grantee(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Oregon

County of Klamath

On 6.16.2017, before me, Christopher Reneau, a notary public in and for said state, personally appeared, Larry & Elaine Powell

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Christopher Reneau  
Signature of Notary

Affiant Known \_\_\_\_\_ Produced ID X

Type of ID Driver license

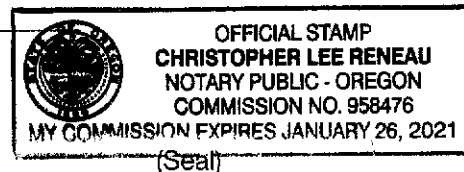


Exhibit "A"

A tract of land situated in SW1/4 of Sec. 31, Twp. 39 S. R. 8 E.W.M., more particularly described as follows:

Beginning at an iron pin on the Northeasterly line of that tract of land described in Deed Vol. 293, page 274, Klamath Co. Deed Records, said point S. 55° 26' 30" E. a distance of 1794.05 feet from the West one-fourth corner of said Sec. 31; thence S. 42° 14' E. along the Northeasterly line of that tract of land described in said Deed Record a distance of 301.77 feet to an iron pin on the Westerly boundary of the Old County Road; thence N. 21° 12' E. along the westerly boundary of the Old County Road a distance of 160.00 feet to an iron pin; thence N. 52° 19' W. a distance of 533.44 feet to an iron pin; thence southwesterly a distance of 50.0 feet, more or less, to the most northerly corner of "Riverside Addition to Keno" according to the duly recorded plat thereof; thence Southeasterly along the easterly boundary of said "Riverside Addition to Keno" a distance of 204.5 feet to the most northerly corner of Lot 4, Block 1, said "Riverside Addition to Keno", said

point being the most westerly corner of that tract of land described in the aforementioned Deed Record; thence northeasterly along the northwesterly boundary of that tract of land described in said Deed Record a distance of 20.0 feet to the most northerly corner thereof; thence S. 42° 14' E. along the northeasterly boundary of that tract of land described in said Deed Record to the point of beginning, containing 1.3 acres, more or less.