

Kimberly Luna

Returned at Counter

Shirley Shades Office
Returned at Counter

2017-013107

Klamath County, Oregon



11/13/2017 03:57:16 PM

Fee: \$57.00

2017-009524

Klamath County, Oregon



08/23/2017 11:52:37 AM

Fee: \$47.00

After recording, please send to: **AND TAXES**

Kimberly Luna
4720 Sunset Ridge Rd.
Klamath Falls, OR 97601

* Please also send tax statements to above address.

QUIT CLAIM DEED

This Quitclaim Deed, executed this 18th day of August 2017.

By Grantors: **Tom Luna and Kimberly Luna, as Trustees of the Tom Luna and Kimberly Luna Joint Revocable Living Trust dated April 20, 2015.**

To Grantees: **Kimberly Luna, as an individual**

WITNESSETH, that the said Grantors do hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, to Wit: *at the request of Kimberly Luna*

*See Exhibit A and Exhibit B
Re recording to correct legal description 2017-009524*

A tract of land situated in Government Lot 2, Section 13, Township 38 South, Range 8 East of the Willamette Meridian, more particularly described as follows: Beginning at the iron pin marking the Northeast corner of Government Lot 2, Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence south 8°26' West along the West boundary of that parcel described in Klamath County Deed Records Volume M68 page 1815, 293.50 feet to an iron pin; thence South 29°48' West, 362.23 feet to an iron pin marking the Southwest corner of that parcel described in Klamath County Deed Records Volume M68 page 1815; thence North 53°13' West 106.08 feet to an iron pin; thence North 61°27' West 722.02 feet; thence North 80°19' West 38.30 feet; thence North 189.63 feet to a point on the North boundary line of said Government Lot 2; thence East along said North boundary line 980.00 feet to the point of beginning. EXCEPTING a 60 foot strip along the South Boundary and a 60 foot strip along the East boundary for roads

The true actual consideration for this transfer is the Supplemental Judgment entered in Klamath County Case Number 16DR20348. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, 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 (Definitions for ORS 92.010 to 92.192) OR 215.10 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17,

CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, said Grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

Crystal Maxwell
(Signature of Witness)

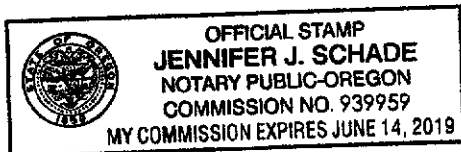
Crystal Maxwell
(Printed Name of Witness)

Tom Luna
Tom Luna, Trustee, Grantor

Kimberly Luna
Kimberly Luna, Trustee, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

The above-mentioned persons, Tom Luna and Kimberly Luna, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 18th day of August 2017.



Jennifer Schade
Notary Public for Oregon
My Commission Expires:

Exhibit A

A tract of land in Government Lot 1 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of said Section 5; thence East 1908.8 feet along the North line of said Section, to an intersection with the centerline of the Riverside Spur Track of the Great Northern Railway Co.; thence South $21^{\circ} 35'$ East, along said centerline, 657.83 feet; thence South $68^{\circ} 25'$ West 22.5 feet to the Northeast corner of a tract of land conveyed to the Natural Gas Corporation of Oregon by Deed recorded October 27, 1930 in Deed Book 93, Page 171, Microfilm Records of Klamath County, Oregon; thence South $68^{\circ} 25'$ West 68.19 feet; thence North $14^{\circ} 00'$ West 103 feet; thence North $87^{\circ} 00'$ East 28.6 feet to a line parallel and 50.00 feet Southwesterly of the centerline of said Spur Track and is the right of way boundary of said Spur Track and is the true beginning of this description; thence North $21^{\circ} 35'$ West 370 feet, more or less, along said right of way boundary to a point of intersection with a line lying 205.0 feet South and parallel to the North line of Section 5; thence West 246.0 feet along said line parallel to the North line of Section 5 to an intersection with the Easterly boundary of the right of way of the Klamath Falls-Ashland Highway; thence South $14^{\circ} 30'$ East 199.8 feet; thence South $23^{\circ} 50'$ East 74.2 feet to the centerline of a certain roadway easement, 24 feet in width as reserved in deed recorded August 17, 1955 in Deed Book 276, Page 484, Deed Records of Klamath County, Oregon; thence North $81^{\circ} 40'$ East along said centerline 113.5 feet; thence Southeasterly on said centerline along a 32° curve to the right through an angle of $67^{\circ} 24'$ for a distance of 210.6 feet; thence Southeasterly on said centerline and tangent to said curve to a point in the Southerly boundary of said tract formerly owned by The Great Northern Railway and the true beginning of this description.

CODE 004 MAP 3909-005BA TL 00300 KEY #531632




EXHIBIT "B" TO ALL-INCLUSIVE TRUST DEED

THIS TRUST DEED IS AN ALL-INCLUSIVE TRUST DEED AND IS SECOND AND SUBORDINATE TO A DEED OF TRUST RECORDED IN BOOK M-04 AT PAGE 78847 IN FAVOR OF WELLS FARGO BANK AS BENEFICIARY / MORTGAGEE, WHICH SECURES THE PAYMENT OF A NOTE THEREIN MENTIONED. JAMES C. MARSDEN AND ROBIN L. MARSDEN, THE BENEFICIARY(IES) HEREIN, AGREE TO PAY, WHEN DUE, ALL PAYMENTS DUE UPON THE SAID NOTE IN FAVOR OF WELLS FARGO BANK AND WILL SAVE GRANTOR(S) HEREIN, TOM LUNA, HARMLESS THEREFROM. SHOULD THE SAID BENEFICIARY(IES) HEREIN DEFAULT IN MAKING THE PAYMENTS DUE UPON SAID PRIOR NOTE AND TOM LUNA, GRANTOR(S) HEREIN MAY MAKE SAID DELINQUENT PAYMENTS AND ANY SUMS SO PAID BY GRANTOR(S) HEREIN SHALL THEN BE CREDITED UPON THE SUMS NEXT TO BECOME DUE UPON THE NOTE WHICH IS SECURED BY THIS ALL-INCLUSIVE TRUST DEED.

Jim R. L. M. (initials of Beneficiary(ies))
[Signature] (initials of Grantor(s))