

2018-004964

Klamath County, Oregon



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04/23/2018 02:28:49 PM

Fee: \$47.00

Grantor's Name and Address:

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

Grantee's Name and Address:

Christy Flowers
PO Box 1126
Midland, OR 97634

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

Christy Flowers
PO Box 1126
Midland, OR 97634

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

Christy Flowers
PO Box 1126
Midland, OR 97634

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 **Christy Flowers**, 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: See attached Exhibit "A" APN: R620126 MapTaxLot: R-4008-02200-00100-000

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

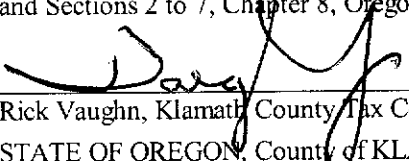
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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 **4/19/2018**; 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.

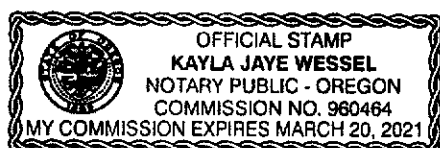
Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 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 April, 2018, 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.

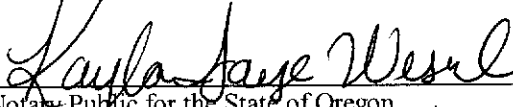

Notary Public for the State of Oregon
My Commission Expires: 03/20/2021

EXHIBIT "A"

A tract of land situated in Sections 15, 22, 23, 26 and 27, Township 40 South, Range 8 East, Willamette Meridian, in Klamath County, Oregon, containing 306 acres, more or less, being more particularly described as follows:

That portion of section 15 and that portion of section 22 lying easterly of the following described parcel:

A parcel of land situated in sections 15 and 22, Township 40 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod on the South high bank of the Klamath Straits drain from which point the brass cap marking the section corner common to sections 15, 16, 21 and 22 bears N 89°12'37" W, 2255.49 feet; thence S 11°57'22" W, 1936.75 feet to a 5/8" iron rod; thence S 33°31'32" W, 888.11 feet to a 5/8" iron rod on the East-West centerline of section 22; thence S 89°51'07" W, 38.88 feet to the Center-West 1/16 corner of said section 22; thence S 00°15'16" E, 1334.67 feet along the North-South centerline of the southwest one-quarter of said section 22 to the Southwest 1/16 corner of section 22; thence N 89°39'47" E, 1319.83 feet along the East-West centerline of said southwest one-quarter of section 22 to the Center-South 1/16 corner of section 22; thence S 00°13'05" E, 1330.32 feet along the North-South Centerline of section 22 to the brass cap marking the South one-quarter corner of section 22; thence N 89°46'59" E, 1341.61 feet along the section line common to sections 22 and 27 to the East 1/16 corner common to sections 22 and 27 marked by a 5/8" iron rod; thence N 00°28'37" W, 2659.06 feet along the North-South centerline of the southeast one-quarter of section 22 to the Center-East 1/16 corner of section 22; thence N 41°18'05" E, 403.16 feet; thence N 29°43'05" E, 117.33 feet to a point on the centerline of a drainage ditch; thence continuing along the centerline of said drainage ditch along the following described courses:

- 1.) N 29°43'05" E, 129.68 feet; thence
- 2.) N 24°30'02" E, 427.04 feet; thence
- 3.) N 18°23'18" E, 177.99 feet; thence
- 4.) N 03°52'20" W, 58.40 feet; thence
- 5.) N 22°45'29" W, 99.17 feet; thence
- 6.) N 00°16'25" E, 78.98 feet; thence
- 7.) N 01°44'04" E, 90.00 feet; thence
- 8.) N 17°49'39" W, 240.04 feet; thence
- 9.) N 18°48'14" W, 322.62 feet; thence
- 10.) N 23°56'53" W, 588.84 feet; thence
- 11.) N 30°17'12" W, 223.59 feet; thence
- 12.) N 16°51'56" W, 191.45 feet; thence

leaving said centerline, N 58°46'58" W, 396.63 feet to a 5/8" iron rod on the South high bank of the Klamath Straits Drain; thence continuing N 58°46'58" W, 25 feet, more or less, to the mean high water line of the Klamath Straits Drain; thence southwesterly and westerly following the sinuosities of the mean high water line on the south bank of said Klamath Straits Drain to a point from which a 5/8" iron rod on the South high bank bears S 11°57'22" W, 15 feet, more or less; thence S 11°57'22" W, 15 feet, more or less, to the point of beginning, containing 278.73 acres, more or less;

and lying southerly of the Klamath Straits Drain.

EXCEPTING THEREFROM the Southeast one-quarter of the Southeast one-quarter of said section 22.

ALSO EXCEPTING, A tract of land situated in the Southeast one-quarter of the Northeast one-quarter of section 22, Township 40 South, Range 8 East, Willamette Meridian, in Klamath County, Oregon being more particularly described as follows:

Beginning at the North 1/16 corner common to sections 22 and 23 from which the corner common to sections 14, 15, 22 and 23 bears N 00°44'10" W, 1328.77 feet; thence S 89°55'07" W, 631.68 feet along the North line of the Southeast one-quarter of the Northeast one-quarter of said section 22; thence S 03°24'36" E, 124.78 feet; thence S 20°14'07" E, 172.95 feet; thence S 38°20'25" E, 412.59 feet; thence S 51°28'03" E, 408.59 feet; thence N 00°44'10" W, 865.95 feet to the point of beginning, containing 8.24 acres, more or less.

Also that portion of section 23 lying northwesterly of the Southern Pacific Railroad and lying South of the Klamath Straits Drain;

EXCEPTING THEREFROM that tract of land described in Volume 102 at Page 304 of Deed Records of Klamath County, Oregon.