

2018-010582

Klamath County, Oregon



00228017201800105820040044

08/30/2018 03:25:20 PM

Fee: \$97.00

Returned at Counter

AFTER RECORDING, RETURN TO:

Barbara M. DiLaconi  
Attorney at Law  
121 South 8<sup>th</sup> Street  
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Beverly A. Pence  
12636 Turnstone Drive  
Klamath Falls, OR 97601

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**QUIT CLAIM DEED**

*Being Recorded to correct the legal descriptions  
as recorded on the Quit Claim Deed recorded at 2018-006869.*

**KNOW ALL MEN BY THESE PRESENTS, Beverly A. Pence**, as the surviving Trust maker and Trustee of The Pence Loving Trust dated May 24, 1990 hereinafter called Grantor, for the consideration hereinafter stated, does hereby remise, release and quit claim unto Beverly A. Pence hereinafter called Grantee, all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances there unto belonging or in anyway appertaining, situated in the County of Klamath, State of Oregon, specifically described in attached **EXHIBIT A** and,

**MFD STRUCT SERIAL # 10179, X#200695**, Home Id 256263 on Real Acct  
R-4011-00000-04500-000, Personal MS, 1989 Fuqua 28x48.

The true and actual consideration paid for this transfer, is for Estate Planning purposes and that consideration is hereby acknowledged.

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. 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.

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.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

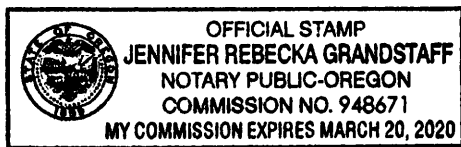
Dated this 30 day of August 2018.

Beverly A Pence  
Beverly A. Pence,

As the Trustee of the Pence Loving Trust dated May 24, 1990.

STATE OF OREGON     )  
                                      ) ss.  
County of Klamath     )

This instrument was acknowledged before me on the 30<sup>th</sup> day of August, 2018 by Beverly A. Pence.



Jennifer Rebecca Grandstaff  
Notary Public for Oregon  
My Commission Expires: 3-20-20

## **EXHIBIT A**

### **PARCEL I:**

The S½ SW¼ of Section 22, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to rights of the public in and to any portion of said premises lying with the limits of roads and highways.

### **PARCEL II:**

The South half of the Northeast quarter of Section 22, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to rights of the public in and to any portion of said premises lying with the limits of roads and highways.

### **PARCEL IV:**

Beginning at the Southeast corner of the NW¼ SE¼ of Section 16, Township 41 South, Range 12 East of the Willamette Meridian; thence North 125 feet to the Depot Road; thence in a Southwesterly direction along said Depot Road 100 feet, more or less, to the Northeast corner of a Tract deeded to Leo King and Mildred King, recorded in Volume 196, page 95, records of Deeds of said County; thence South along the East boundary of the last mentioned tract, 93 feet, more or less; thence East 92 feet to the place of beginning.

Subject to: Easements and rights of way of record and those apparent on the land.

### **PARCEL V:**

#### **PARCEL 1:**

In Township 40 South, Range 11 East of the Willamette Meridian:

Section 15: The SW¼ of the SE¼  
SAVING AND EXCEPTING THEREFROM the following described parcel: Beginning at the Southeast corner of said SW¼ of SE¼ and running thence North 350 feet; thence West 800 feet; thence South 350 feet, more or less, to the South line of said SW¼ of SE¼; thence Easterly 800 feet, more or less, to the point of beginning.

**PARCEL 2:**

A portion of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  in Township 40 South, Range 11 East of the Willamette Meridian described as follows:

Beginning at the Southeast corner of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  and running thence North 350 feet; thence West 800 feet; thence South 350 feet, more or less, to the South line of SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ; thence Easterly 800 feet, more or less, to the South line of said SW $\frac{1}{4}$  of SE $\frac{1}{4}$  ; thence Easterly 800 feet, more or less, to the point of beginning, in Section 15.

**PARCEL 3:**

In Township 40 South, Range 11 East of the Willamette Meridian:

Section 22: N $\frac{1}{2}$  of the NE $\frac{1}{4}$

Subject, however, to the following:

1. Rights of the public in and to any portion of the above described property lying within the public roads and highways.
2. Unrecorded Contract, including the terms and provisions thereof and such other exceptions as may appear necessary upon recording thereof, between Winema Peninsula, Inc., as Vendor, and Robert C. Johnson, Vendee, as disclosed by Deed recorded December 28, 1973 in Book M-73 at page 16529. (Affects Parcels 1, 2 and 3), which Grantees do not agree to assume and pay and Grantors agree to hold them harmless thereon.