

2018-014950

Klamath County, Oregon

12/13/2018 12:43:01 PM

Fee: \$92.00

This Instrument Prepared By:

National Deed Network, Inc.
25400 US Hwy 19 North, Suite 236
Clearwater, Florida 33763

Return To &

Mail Tax Statements To:

Paul W. Chamberlain, Beverly Ann
Chamberlain, and Paul W. Chamberlain Jr.
147930 Highway 97 N
Gilchrist, OR 97737

Tax Parcel ID#: R133064

Order #: 6000678LV

Ref#: 0415819929

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ZERO AND 00/100 DOLLARS (\$0.00) and NO other good or valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, between PAUL W. CHAMBERLAIN, as "Grantor", does hereby remise, release, and forever quitclaim unto, PAUL W. CHAMBERLAIN and BEVERLY ANN CHAMBERLAIN, husband and wife, and PAUL W. CHAMBERLAIN, JR., hereinafter "Grantee", whose address is 147930 Highway 97 N, Gilchrist, OR 97737, the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: R133064

Commonly known as: 147930 Highway 97 N, Gilchrist, OR 97737

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 or lawsuits against farming or forest practices as defined on ORS 30.930.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, right-of way, protective covenants and minerals reservations of record, if any.

The true consideration for this conveyance is 0.00 (Here comply with the requirements of ORS 93.030).

TO HAVE AND TO HOLD same unto Grantee and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

Taxes for tax year _____ shall be ___ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ___ paid by Grantee, or ___ paid by Grantor.

The property herein conveyed ___ is not a part of the homestead of Grantor, or ___ is part of the homestead of Grantor.

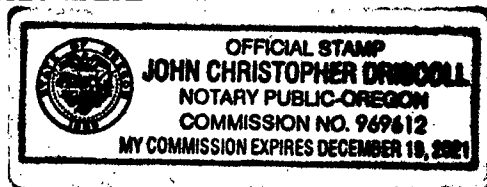
WITNESS Grantor's hand this the 27th day of November, 2018.

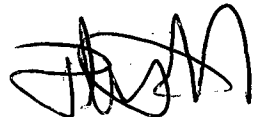

PAUL W. CHAMBERLAIN

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STATE OF Oregon
COUNTY OF Klamath

This instrument was acknowledged before me on November 27, 2018 (date) By: PAUL W. CHAMBERLAIN.




Notary Public
John C Driscoll
Print Name

My Commission Expires: December 19, 2021

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INITIAL POINT A 2 1/2" BRASS CAP MONUMENTING THE CENTER 1/4 CORNER OF SAID SECTION 24, THENCE; SOUTH 1°00'20" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 685.32 FEET TO THE CENTERLINE OF THE WALKER BASIN CANAL, THENCE; NORTH 34°51'30" EAST ALONG SAID CENTERLINE, A DISTANCE OF 281.71 FEET, THENCE; SOUTH 58°32'16" EAST, A DISTANCE OF 406.60 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE DALLES-CALIFORNIA HIGHWAY, THENCE; NORTH 31°27'00" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 473.78 FEET, THENCE; NORTH 89°05'09" WEST PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 358.88 FEET, THENCE; NORTH 34°50'56" EAST, A DISTANCE OF 301.57 FEET TO SAID NORTH LINE, THENCE; NORTH 89°05'09" WEST ALONG SAID NORTH LINE, A DISTANCE OF 556.56 FEET TO THE INITIAL POINT OF THIS DESCRIPTION.

SAID DESCRIPTION CONTAINING 7.44 ACRES MORE OR LESS.

APN: R133064

COMMONLY KNOWN AS: 147930 HIGHWAY 97 N, GILCHRIST, OR 97737