2019-001092 Klamath County, Oregon



02/05/2019 01:37:26 PM

Fee: \$87.00

* Please also send tax statements to above address.

Quitclaim Deed

This Quitclaim Deed, executed this 31st day of January, 2019.

By Grantor, William B. Bowman, who took title as, William Bowman, To Grantee, William B. Bowman, as Trustee of the William B. Bowman Revocable Living Trust.

WITNESSETH, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To

Tax Account No. 4011-03600-00600-000	Key No. 601851
Tax Account No. 4011-03600-00600-000	Key No. 105148
Tax Account No. 4111-00100-00100-000	Key No. 105193
Tax Account No. 4111-00100-00400-000	Key No. 105228

See Exhibit A.

The true actual consideration for this transfer is \$0.00. 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 215.010 (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. That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

William B. Bowman

State of Oregon County of Klamath

The above-mentioned person, William B. Bowman, appeared before me and acknowledged that he executed the above instrument. Affirmed before me on January 31, 2019.

> OFFICIAL STAMP TAVA L. SLOSS NOTARY PUBLIC-OREGON COMMISSION NO. 960463 MY COMMISSION EXPIRES MARCH 22, 2021

Notary Public for Oregon My Commission Expires:

The S1/2 SE1/4 of Section 36, Township 40 South, Range 11 East, Willamette Meridian; and the N1/2 NE1/4 NE1/4, EXCEPTING the Southerly 15 feet, all of the NW1/4 NE1/4 and the Westerly 15 feet of the following described land: S1/2 NE1/4 NE1/4 and all that part of the SE1/4 NE1/4 lying North of the Adams Canal, all in Section 1, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING a tract of land described as follows: Beginning at an iron pin on the Section Line which pin lies in the East right of way line of the County Road 30 feet East from the South quarter corner of Section 36, Township 40 South, Range 11 East, Willamette Meridian, in Klamath County, Oregon, and running thence: continuing East along the South section line of Section 36 a distance of 284.2 feet to an iron pin; thence North 30° East a distance of 184.8 feet to a pin; thence North 13° 03' West a distance of 191.7 feet to an iron pin; thence West a distance of 333.3 feet to an iron pin which lies on the East right of way line of the County Road; thence South along the East right of way line of the county Road a distance of 346.7 feet more or less to the point of beginning, in the SW1/4 SE1/4 of Section 36, Township 40 South, Range 11 East, Willamette Meridian, in Klamath County, Oregon.

ALSO EXCEPT THEREFROM: A parcel of land situated in the SW1/4 SE1/4 of Section 36, Township 40 South, Range 11 East, Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at an iron pipe located at the South and East right of way of the old Linkville-Tulelake Road at the point said road leaves the North and South centerline of Section 36, Township 40 South, Range 11 East, Willamette Meridian, and runs East; said iron pipe being also North 1,218.0 feet and North 89° 48' East 30.0 feet from South quarter-section corner of Section 36; thence North 89° 48' East along the South right of way of said Linkville-Tulelake Road, 477.4 feet to the Northwesterly right of way of the County Road #1113 known as Payer Road; thence along Payer Road South 43° 06' 20" West 154.25 feet to a beginning of curve; thence around a 10 degree 30' 40" curve to the left (radius 548.05) a distance of 107.68 feet; thence South 31° 47' 20° West 581.5 feet to the intersection of the Westerly right of way of the Old Linkville-Tulelake Road; thence North 690.92 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land for Shasta View Irrigation District as set forth in Volume 91 page 573 and Volume 138 at page 382, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM: Beginning at a point that is the Southwest corner of Gerald E. Moore and Lori L. Moore's property, that is described in a deed recorded at M87-19492, October 27, 1987; which is also the Southwest corner of the NW1/4 SE1/4 Section 36, Township 40 South, Range 11 East, Willamette Meridian, Klamath County, Oregon. Thence East along the 1/16 line 647.40 feet. Thence South approximately 65 feet to the northern right-of-way line of the old Linkville-Tulelake Road. Thence West paralleling the above said 1/16 line 647.40 feet. Thence North approximately 65 feet, to the point of beginning.

ALSO EXCEPTING THEREFROM: Beginning at a point that is 647.40 feet East of the Southwest corner of the NW1/4 SE1/4 Section 36, Township 40 South, Range 11 East, Willamette Meridian, Klamath County, Oregon. Thence East along the 1/16 line approximately 1,992.6 feet to the Section line common to Section 36 and Section 6. Thence South approximately 200 feet to the northerly right of way line of Paygr Way (County Road 1113). Thence westerly along the northerly right of way line of Paygr Way (County Road 1113) to a point that is 65 feet south of the point of beginning. Thence North 65 feet to the point of beginning.