

2019-001523
Klamath County, Oregon



02/19/2019 02:04:06 PM

Fee: \$102.00

RECORDING REQUESTED BY:
Daniel George Chin

INSTRUMENT PREPARED BY:
Daniel George Chin
17600 Hwy 39
Klamath Falls, Oregon 97603

RETURN DEED TO:
Daniel George Chin
17817 Cheyne Rd
Klamath Falls, Oregon 97603

(Above reserved for official use only)

SEND TAX STATEMENTS TO:
Daniel George Chin
17817 Cheyne Rd
Klamath Falls, Oregon 97603

Tax Parcel ID/APN # R106842/R106487

Corrected -DC
2019-001438
QUIT CLAIM DEED FOR OREGON
STATE OF OREGON
COUNTY OF KLAMATH

THIS DEED is made this day of February 13, 2019 by and between the "**Grantor**,"

Wong Potatoes, Inc., a business, having a mailing address at 17600 Hwy 39, Klamath Falls, Oregon 97603 and represented by its authorized agent, Daniel George Chin

AND the "**Grantee**,"

Chin Family Living Partnership, a business, having a mailing address at 17817 Cheyne Rd, Klamath Falls, Oregon 97603 and represented by its authorized agent, Daniel George Chin

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following

Returned at Counter

described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Klamath county, Oregon, subject to any restrictions herein:

Property Address: 23999 Adams Ot Rd, Merrill, Oregon 97633

Legal Description: TWP 41 Range11 Sec11 Lot900 MAP: R-4111-01100-00900-0000

Account #R106487

TWP 41 R11 Sec14 Lot500 MAP: R41111-01400-00500-000

Account #R106842

PARCEL 1 All that portion of the SW1/4SW1/4 and of Government Lot 11 of Section 11, Township 41 South, Range 11 East, Willamette Meridian, which lies Southwesterly of a line drawn parallel to and distant 200 feet Southwesterly of the center line of the Great Northern Railway Company as now located and constructed: said center line being more particularly described as follows:

Beginning at a point in the Westerly boundary of said Section 11 distant 977.00 feet Northerly from the Southwest corner thereof; thence Southeasterly along a straight line making a Southeasterly included angle of $61^{\circ} 46' 1/2''$ with said Westerly boundary 531.9 feet; thence Southeasterly along the arc of a $1^{\circ} 0'$ curve to the left, 2830.00 feet; thence Easterly on tangent 2141.00 feet, more or less, to an intersection with the Easterly boundary of said section 11 at a point distant 36.8 feet, Northerly from the Southeast corner thereof. The said strip of land containing 12.35 acres, more or less, in the SW1/4SW1/4 and .22 of an acre, more or less, in Government Lot 11 of said Section 11, Township 41 South, Range 11 East, Willamette Meridian, exclusive of the right way previously granted for highway and for a Government irrigation and Drainage canal, SAVING AND EXCEPTING a piece or parcel of land situated in the SW1/4SW1/4 of Section 11, Township 41 South, Range 11 East of the Willamette Meridian in Klamath County, Oregon being more particularly described as follows:

Beginning at a 5/8 inch iron pin in the East right of way boundary of the Adams Point County Road, as the same is presently located and constructed from which the monument marking the Southwest corner of Section 11, Township 41 South, Range 11 East of the Willamette Meridian, bears North $89^{\circ} 57' 10''$ West 30.0 feet and South $0^{\circ} 02' 50''$ West 251.75 feet distant; thence North $0^{\circ} 02' 50''$ East along the Easterly right of way boundary of said County Road 475.20 feet to an iron pin at its intersection with the Southwesterly right of way boundary of the Burlington-Northern Railroad; thence along said Railroad; right of way South $61^{\circ} 34' 10''$ East 389.7 feet to a point; thence along a circular curve to the left (which has a central angle of $0^{\circ} 40' 40''$, a radius of 5,929.65 feet, and a long chord which bears South $61^{\circ} 54' 34''$ East 70.38 feet) a distance of 70.4 feet to a 5/8 iron pin; thence continuing along a circular curve to the left (which has a central angle of $5^{\circ} 55' 50''$,

radius of 5929.65 feet, and a long chord which bears South 65° 13' 00" East 613.75 feet) a distance of 613.8 feet to a 5/8 iron pin, thence, leaving said Railroad right of way, North 89° 57' 10" West 962.4 feet, more or less, to a point of beginning.

PARCEL 2 Also, an easement 20.0 feet in width which has its Northeasterly boundary parallel to and contiguous with the Southwesterly right of way boundary of the Burlington-Northern Railroad from the most Northeasterly corner to the most Southeasterly corner of the above described parcel of land; for the purpose of construction, reconstruction, operation and maintenance of an irrigation ditch situated in Section 11, Township 41 South, Range 11 of the Willamette Meridian, Klamath County, Oregon.

PARCEL3 Lot3,4 and N1/2N1/2N1/2 of lot 5 and the N1/2N1/2N1/2 of Lot 6 of section 14, Township 41 South, Range 11 East, Willamette Meridian excepting right of way heretofore reserved by the United States for the J Canal.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantee on 2/13/2019
(date).

Grantor (or authorized agent)

x/ , as
agent on behalf of Wong Potatoes, Inc.

Print Name: Daniel G. Chin

Unofficial
Copy

NOTARY ACKNOWLEDGMENT

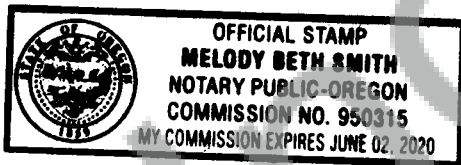
OREGON
COUNTY OF KLAMATH

On FEB. 13, 2019 before me, Melody Smith, personally appeared **Daniel George Chin as agent on behalf of Wong Potatoes, Inc.**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: June 2nd 2020

Melody Smith
Notary Public, Oregon



Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantee on 2/13/2019
(date).

Grantor (or authorized agent)

x/ , as
agent on behalf of Wong Potatoes, Inc.

Print Name: Daniel G. Chin

Unofficial
Copy