

QUITCLAIM DEED

Thomas A. Mathias
15055 Puckett Road
Klamath Falls, OR 97603
Grantor

2019-003654

Klamath County, Oregon



00238468201900036540030035

04/04/2019 02:58:26 PM

Fee: \$92.00

Returned at Counter

Linda A. Kenyon
5443 Sherwood Drive
Klamath Falls, OR 97603
Grantee

After recording return to and send Tax Statements
Grantee

KNOW ALL MEN BY THESE PRESENTS, That I, THOMAS A. MATHIAS hereinafter called grantor, for the consideration hereinafter stated, does hereby release and quitclaim unto LINDA A. KENYON, hereinafter called grantee and unto grantee's heirs, successors and assigns, all right, title and interest in the following described real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

EXHIBIT "A" attached hereto and incorporated herein by this reference.

To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever.

The true consideration for this conveyance is other than money.

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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to

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individuals.

In Witness Whereof, Grantor, Thomas A. Mathias, has executed this instrument this 27th day of July, 2019.


Thomas A. Mathias

STATE OF OREGON)
County of Klamath) ss.
_____)

On April 4, 2018 before me, Dawn Lorraine Laidy
Notary Public, personally appeared, Thomas A. Mathias, who proved to me on the basis of satisfactory
evidence to be the person whose name is subscribed to the within instrument.




Before me: 
Notary Public for Oregon
My Commissioner Expires: 10/21/21

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A tract of land situated in the SW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 1, RIVERSIDE ADDITION TO THE CITY OF KENO, OREGON, said point being on the Westerly boundary of the Ashland-Klamath Falls Highway; thence North 25° 15' East along said boundary a distance of 68.0 feet; thence North 42° 05' West a distance of 434.8 feet to a point that bears North 25° 15' East a distance of 20.0 feet from the Northwest corner of Lot 4, Block 1, RIVERSIDE ADDITION to the City of Keno, Oregon; thence South 25° 15' West a distance of 20.0 feet to the Northwest corner of said Lot 4; thence South 36° 30' East along the Northeasterly boundary of said RIVERSIDE ADDITION to Keno, Oregon, a distance of 455.5 feet, more or less, to the point of beginning.

PARCEL 2

That portion of Lot 1, Block 1, RIVERSIDE ADDITION TO KENO (Doten), Oregon, in the County of Klamath, State of Oregon, being at a point which is the Northeasterly corner of said Lot 1, and thence Southwesterly 88 feet parallel to the State Highway and along the Easterly line of said Lot 1; thence Northwesterly 185.5 feet, more or less, to a point on the Northwesterly line of said Lot 1, which is 156 feet Southwesterly along said lot line from the Northwesterly corner of said Lot 1; thence Northeasterly along the Westerly line of said Lot 1, 156 feet to the Northeasterly line of said Lot 1; thence 185.5 feet Easterly along the Northeasterly line of said Lot 1 to the place of beginning, and being the Northeasterly portion of Lot 1, Block 1, of Riverside Addition to Keno (Doten), Oregon, EXCEPT that portion described as follows:

All that part of Lot 1, Block 1, of RIVERSIDE ADDITION TO KENO, Klamath County, Oregon, lying Northwesterly of a line which is parallel to and 20 feet Southeasterly from the Northwesterly line of said Lot 1, all according to the duly recorded plat of said Riverside Addition to Keno, Oregon.