

Melinda Brauntlaw
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2019-011539

Klamath County, Oregon



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10/03/2019 02:45:19 PM

Fee: \$102.00

After recording, please send to:
Glenn H. Bigness and Shirley G. Bigness
20704 Keno Worden Rd.
Klamath Falls, OR 97603

* Please also send tax statements to above address.

Quitclaim Deed

This Quitclaim Deed, executed this 27th day of September, 2019.

By Grantors, **Glenn H. Bigness and Shirley G. Bigness**, who took title as, , **Glenn H. Bigness and Shirley G. Bigness**, To Grantees, **Glenn H. Bigness and Shirley G. Bigness**, as **Trustees of Bigness Revocable Living Trust**.

WITNESSETH, that the said Grantors do hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

Exhibits A, B, C and D.

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 Grantors have signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Glenn H. Bigness

Shirley G. Bigness

State of Oregon)
County of Klamath)

The above-mentioned persons, **Glenn H. Bigness and Shirley G. Bigness**, appeared before me and acknowledged that they executed the above instrument. Affirmed before me on September 27, 2019.



Notary Public
My Commission Expires: 3/22/21

102-

**Exhibit A to Quitclaim Deed
Union Pacific Railroad Company
Klamath County, Oregon**

A tract of land in the Northeast Quarter of the Northwest Quarter (N.E. ¼ of N.W. ¼) of Section 4, Township 41 South, Range 8 East, Willamette Base & Meridian, Klamath County, Oregon, being one of the several parcels of land described in the deed dated September 5, 1908 from Frank H. Downing and Hattie M. Downing, husband and wife, Thomas J. Downing and Alice H. Downing, to the California Northeastern Railway Company, predecessor to Union Pacific Railroad Company, the said instrument having been filed for record in Klamath County, Oregon Deed Records on October 19, 1908 and duly recorded in Volume 25 of Deeds on Page 154, the tract to be described hereby being bounded:

(i) northerly and easterly by the respective north and east lines of the said Northwest Quarter (N.W. ¼) of Section 4; and

(ii) southwesterly by the northeasterly boundary of that same 100 foot wide strip of land described in the deed dated May 10, 1907 from the said Frank H. Downing et al. to the said Railway Company, recorded in Klamath County, Oregon Deed Records on June 7, 1907 in Volume 22 of Deeds on Page 549.

The said tract containing 3.743 acres more or less, situate in the said Klamath County, Oregon.

End of Exhibit A to Quitclaim Deed

**Folder No. 2338-47
August 11, 2006**

EXHIBIT B

The SE1/4 of SW1/4, Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT those portions conveyed for railroad right of way, more particularly described in Deed Volume 25, page 398, Deed Records of Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress more particularly described in Volume M76, Page 13606, Microfilm Records of Klamath County, Oregon.

ALSO TOGETHER WITH an easement for power and all other utilities, more particularly described in Deed Volume M96, Page 20813, Microfilm Records of Klamath County, Oregon.

EXHIBIT C

The W1/2 of the NW1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXHIBIT D

Unsurveyed Parcel 2 of "Land Partition 44-08", situated in the S1/2 of Section 28 and the N1/2 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 33, thence N89°36'21" West 664.16 feet to the C-E-E 1/64 corner of said Section 33 and being the true point of beginning of this description; thence N89°36'21" West 3963.43 feet to the C-W 1/16 corner of said Section 33; thence N00°28'02" West 2654.47 feet to the West 1/16 corner common to said Sections 28 and 33; thence N89°40'20" West 305.83 feet to the Southeast corner of Parcel 1 of "Land Partition 17-98"; thence North 1320 feet, more or less, (1024 feet , more or less, by "Land Partition 17-98") to a point on the East-West centerline of the South 1/2 of said Section 28; thence East, along the said centerline, 1682 feet, more or less, to a point which bears West 1257.25 feet from the SE1/16 corner of said Section 28; thence South 1185.35 feet; thence Southeasterly 2082 feet, more or less, to the NE-NE 1/64 corner of said Section 33; thence S00°03'33" East 1993.59 feet to the point of beginning, as recorded October 15, 2009 as 2009-013437, records of Klamath County, Oregon.