

2020-000903

Klamath County, Oregon



00253415202000009030020022

01/23/2020 08:44:30 AM

Fee: \$26.00

## Grantor's Name and Address:

Klamath County  
305 Main St, Rm 121  
Klamath Falls, OR 97601

## Grantee's Name and Address:

Schumann Frederick August Jr.  
PO Box 552  
Keno, OR 97627

## After recording, return to (Name, Address, Zip):

Schumann Frederick August Jr.  
PO Box 552  
Keno, OR 97627

## Until requested otherwise, send all tax statements to (Name, Address, Zip):

Schumann Frederick August Jr.  
PO Box 552  
Keno, OR 97627

**QUITCLAIM DEED**

KNOW ALL BY THESE PRESENTS that Klamath County, a political subdivision of the State of Oregon hereinafter called **grantor**, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto **Schumann Frederick August Jr.**, hereinafter called **grantee**, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

**Description of real property:** PLEASE SEE ATTACHED EXHIBIT "A"

**APN:** 580160, 705507, 42643

**MapTaxLot:** 3908-03000-00400-000

**Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.**

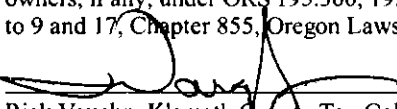
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$25,000.00**.

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

IN WITNESS WHEREOF, the grantor has executed this instrument on **January 9, 2020**; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, and 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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

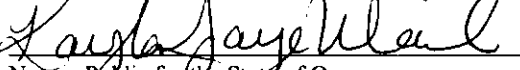
  
Rick Vaughn, Klamath County Tax Collector

STATE OF OREGON, County of KLAMATH ) ss.

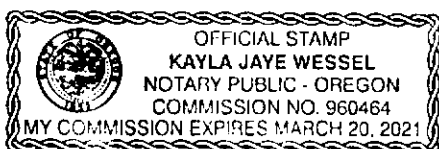
This instrument was acknowledged before me on this 16 day of January, 2020, by Rick Vaughn, as Klamath County Tax Collector, duly authorized and directed to sign this instrument in lieu of the Chairman of the Board of County Commissioners of Klamath County, Oregon, and the duly elected qualified and acting Commissioners, respectively, of said County and State; and said Klamath County Tax Collector acknowledged said instrument to be the free act and deed of said County.

(SEAL)

IN WITNESS WHEREOF, I hereto set my hand and official seal.

  
Notary Public for the State of Oregon

My Commission Expires: 3/20/2021



## EXHIBIT 'A'

A parcel of land situated in Section 30, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin marking the Southwest corner of the NE1/4 NW1/4 of said Section 30; thence North 30 degrees 34' 59" East, 1567.35 feet to a point, marked by a 5/8" iron pin, on the North line of said Section 30; thence along said North line South 89 degrees 04' 05" East 512.32 feet to the North quarter corner of said Section 30; thence along the North-South center of section line South 00 degrees 26' 44" East, leaving said North line, 386.44 feet to a 5/8" iron pin; thence South 48 degrees 50' 01" West leaving said North-South center of Section line, 1451.51 feet to a point marked by a 5/8" iron pin, on the South line of said NE1/4 NW1/4; thence along said South line, North 89 degrees 45' 54" West 220.00 feet to the point of beginning. Bearings bases as Survey No. 1968 as filed in the Klamath County Engineers Office.

### TOGETHER WITH:

A roadway easement 30.00 feet in width for egress and ingress to the above described parcel commencing at a point on the Easterly right of way line of Big Buck Lane from which the most Westerly corner of Lot 22, Block 38 of SIXTH ADDITION TO KLAMATH RIVER ACRES bears South 27 degrees 45' 09" West, 15.01 feet; thence South 60 degrees 37' 30" East, 416.02 feet to a point within said Lot 22 which marks the end of said 30.00 foot wide roadway easement and the beginning of the centerline of a 40.00 foot wide roadway easement the centerline of which is described by the following courses and distances; North 85 degrees 17' 15" East, 247.89 feet; South 43 degrees 23' 03" East, 258.13 feet; South 87 degrees 48' 55" East, 236.57 feet; South 75 degrees 52' 41" East, 274.14 feet; North 67 degrees 59' 53" East, 214.57 feet; South 88 degrees 24' 04" East, 224.97 feet; South 60 degrees 17' 55" East, 239.31 feet; South 51 degrees 24' 55" East, 149.36 feet to a point on the Westerly line of the above described parcel from which the Southwest corner of said above described parcel bears South 30 degrees 34' 59" West, 375.20 feet.