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2020-003206

Klamath County, Oregon



03/16/2020 11:36:29 AM

Fee: \$82.00

QUITCLAIM DEED

Daniel F. Hickey and Lana J. Hickey, Grantors, hereby release and quitclaim to BRIDY C. VALADEZ, Grantee, the following described real property located in Klamath County, Oregon:

A PARCEL OF LAND SITUATED IN THE SE1/4 OF THE SE1/4, SECTION 4, AND THE NE1/4 OF THE NE1/4 OF SECTION 9, TOWNSHIP 41 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, ALSO KNOW AS PARCEL 2 OF LAND PARTITION 11-19, AS RECORDED IN KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS SOUTH 00°10'03" WEST A DISTANCE OF 237.4 FEET FROM THE CORNER COMMON TO SECTIONS 3, 4, 9, AND 10, SAID TOWNSHIP AND RANGE; THENCE SOUTH 00°10'03" WEST, ALONG THE EASTERLY LINE OF SECTION 9, A DISTANCE OF 295.41 FEET, TO THE NORTHERLY RIGHT OF WAY OF HIGHWAY 50; THENCE ALONG SAID RIGHT OF WAY NORTH 65°19'14" WEST A DISTANCE OF 928.43 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 984.93 FEET, THE LONG CHORD OF WHICH BEARS NORTH 70°43'18" WEST A DISTANCE OF 481.12 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 486.04 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 00°13'26" WEST A DISTANCE OF 937.88 FEET, TO THE SOUTHERLY RIGHT OF WAY OF THE USBR "D" CANAL; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES;

- SOUTH 62°47'57" EAST A DISTANCE OF 65.22 FEET
- SOUTH 60°17'57" EAST A DISTANCE OF 535.17 FEET
- SOUTH 55°37'57" EAST A DISTANCE OF 77.94 FEET
- SOUTH 46°52'57" EAST A DISTANCE OF 108.37 FEET
- NORTH 14°15'21" EAST A DISTANCE OF 11.89 FEET
- SOUTH 38°37'57" EAST A DISTANCE OF 99.35 FEET
- SOUTH 36°46'57" EAST A DISTANCE OF 527.25 FEET
- SOUTH 39°20'57" EAST A DISTANCE OF 65.18 FEET
- SOUTH 89°55'59" WEST A DISTANCE OF 18.23 FEET
- SOUTH 44°23'34" EAST A DISTANCE OF 331.90 FEET

TO THE POINT OF BEGINNING, CONTAINING 20.7 ACRES, MORE OR LESS. (basis of bearing for legal description is CS# 7997)

The true consideration for this conveyance is \$250,000.00.

This instrument will 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 appropriate city or county planning department to verify approved used.

DATED this 14 day of March, 2020

GRANTORS: DANIEL F. HICKEY and LANA J. HICKEY

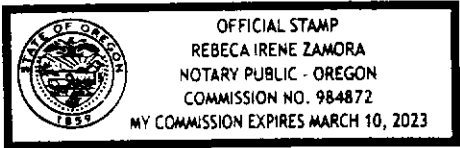
Daniel F. Hickey
Daniel F. Hickey, Grantor

Lana J. Hickey
Lana J. Hickey, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 14 day of March, 2020, by Daniel F. Hickey and Lana J. Hickey, Grantors.

Rebecca Irene Zamora
Notary Public for Oregon
My Commission Expires: March 10, 2023



After recording, please return to:
Daniel and Lana Hickey
21821 Pope Road
Merrill, OR 97633