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Jennifer Schade LLC

2020-013844

Klamath County, Oregon



00268029202000138440030036

10/27/2020 11:49:23 AM

Fee: \$92.00

**After recording, please send to:**

Warren and Susan Phillips, Trustee  
Warren and Susan Phillips Revocable Living Trust  
11331 E Langell Valley Road  
Bonanza OR 97623

\* Please also send tax statements to above address.

**QUIT CLAIM DEED**

This Quitclaim Deed, executed this 22nd day of October, 2020.

By Grantor: Warren and Susan Phillips, 11331 E Langell Valley Road, Bonanza Oregon 97623.

To Grantee: Warren and Susan Phillips, as trustees of the Warren and Susan Phillips Revocable Living Trust of 11331 E Langell Valley Road, Bonanza Oregon 97623.

**WITNESSETH**, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, to Wit:

**See attached Exhibit A**

The true and actual consideration for this conveyance is \$0.00 as it is for estate planning purposes.

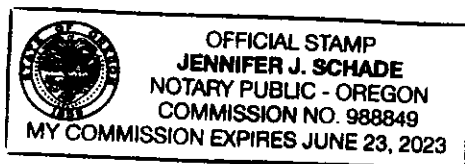
**IN WITNESS WHEREOF**, said Grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

Warren Phillips  
Warren Phillips, Grantor

Susan Phillips  
Susan Phillips, Grantor

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

The above-mentioned persons, Warren and Susan Phillips, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 22<sup>nd</sup> day of October 2020.



Jennifer Schade  
Notary Public for Oregon  
My Commission Expires: 6/23/23

EXHIBIT "A"

PARCEL 1:

A portion of SW 1/4 of SE 1/4 of Section 6, Township 40 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Southern boundary of said SW 1/4 of SE 1/4 of Section 6 and the centerline of the East Langell Valley Road, and proceeding Northwesterly along said centerline a distance of two hundred (200) feet; thence in a Northeasterly direction perpendicular to said centerline a distance of three hundred and fifty (350) feet; thence Southeasterly parallel to said centerline a distance of approximately three hundred and twenty-four (324) feet to the Southern boundary of said SW 1/4 of SE 1/4 of Section 6; thence due West along said Southern boundary approximately three hundred seventy-four feet (374) to the point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of East Langell Valley Road.

PARCEL 2:

That portion of the SW 1/4 SE 1/4 in Section 6, Township 40 South, Range 14 East of the Willamette Meridian, lying Easterly of the East Langell Valley Road, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the following:

Beginning at the intersection of the Southern boundary of said SW 1/4 of SE 1/4 of Section 6 and the centerline of the East Langell Valley Road, and proceeding Northwesterly along said centerline a distance of two hundred (200) feet; thence in a Northeasterly direction perpendicular to said centerline a distance of three hundred and fifty (350) feet; thence Southeasterly parallel to said centerline a distance of approximately three hundred and twenty-four (324) feet to the Southern boundary of said SW 1/4 of SE 1/4 of Section 6; thence due West along said Southern boundary approximately three hundred seventy-four (374) feet to the point of beginning.

ALSO LESS AND EXCEPT any portion lying within the USBR East Lateral.

EXHIBIT "A" CONTINUED

PARCEL 3:

That portion of the SE 1/4 SE 1/4, Section 6, Township 40 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Westerly of Langell Valley Irrigation District's Easterly right of way boundary of the existing irrigation ditch (East lateral), but subject to said ditch and right of way in Klamath County.

CODE 56 MAP 4014-600 TL 1000

CODE 56 MAP 4014-600 TL 900

CODE 56 MAP 4014-600 TL 1101