

2021-002083

Klamath County, Oregon



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02/10/2021 01:29:54 PM

Fee: \$97.00

Prepared By:

Carlene A. Briggs

After Recording Return To:

Send Tax Statements to:

Carlene A. Briggs

5225 Paragon Street

Rocklin, California 95677

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On 2-8-21 THE GRANTOR(S),
Carlene A Briggs, who acquired title as:

- Howes Carlene A Blank, a single person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration
conveys, releases and quitclaims to the GRANTEE(S):

- Carlene A Briggs, a single person, residing at 5225 Paragon Street, Rocklin, Placer
County, California 95677

the following described real estate, situated in an unincorporated area in the County of Klamath,
State of Oregon

Legal Description:

The NW4NW4, lot or sec. 16, blk, or twp. 41s, rge. 8.0 east, W.M., code8
Real Property account number R 0052-0039-00000-000-008 containing 40 acres
more or less, according to the plat thereof now on file in the office of
the clerk of Klamath County, Oregon

CODE: 072. PCL:400, MAP: 4108-01600-00400; ACRES: 38.31, ACCOUNT NO: 86855

Tax Parcel Number: CODE; 072, PCL: 400, Map: 4108-01600-00400, Account # 86855

Excepting there from Township 41S, Range 08S,
Parcel 4: A piece or parcel of land situate, lying and being in the Northwest Quarter of Section 16,
and the Southwest quarter of Section 9, Township 41S. Range 08S. East of the Willamette
Meridian, County of Klamath,
State of Oregon, and also being a portion of that property from F.H. Downing to the California
and Northeastern
Railway Co. as recorded in Deed Book 22, page 549, dated June 7, 1907, and Deed Book 25,
page 154, dated October 19, 1908, more particularly described as follows:

Beginning at a point which lies 1883.509 feet South $49^{\circ}55'43.3''$ East of the section corner
common to
Sections 16, 17, 8 and 9 of Klamath County, and which point lies on the Westerly right-of-way line
of
the Southern Pacific Transportation Co., and is also a point on a curve which curve line has a
radius of
1282.467 feet and is also 150.00 feet westerly of the original centerline of the Southern Pacific
Transportation Co.; thence North $9^{\circ}58'45.1''$ West along the long chord of a curve to the left a
distance
of 699.278 feet which curve has arc length of 708.244 feet and a delta of $31^{\circ}38'30''$; thence
North 31°
 $46'00''$ West, a distance of 859.744 feet, and said curve line has a radius of 5879.596 feet, and
arc length
of 860.512 feet, and a delta of $8^{\circ}23'08.024''$, thence North $63^{\circ}35'08''$ East, a distance of
100.00 feet
to a point which lies 50.00 feet from the centerline of said company's railroad; thence along the
long
chord of a curve a distance of 149.399 feet, on a bearing of North $25^{\circ}40'26''$ West; thence
North 24°
 $56'00''$ West, a distance of 931.056 feet to the intersection of said right-of-way line and the
section line common
to Sections 8 and 9, thence due North along said section line a distance of 237.212 feet to a
point which lies on the Easterly right-of-way; thence South $24^{\circ}56'00''$ East, a distance of
1146.151 feet
to the beginning of a curve to the left which curve line has a radius of 5679.596 feet; thence along
a
chord, a distance of 146.815 feet on a bearing of South $25^{\circ}40'26''$ East; thence North $63^{\circ}35'$
 $08''$ East,
a distance of 100.00 feet to a point parallel with last said curve point and which curve line now has
a radius
of 5579.596 feet; thence along a chord of 815.877 feet on a bearing of South $30^{\circ}36'26''$ east; to
the end of said curve; thence South $34^{\circ}48'00''$ East, a distance of 508.90 feet; thence South 28°
 $21'$
 $9.1''$ East, a distance of 295.152 feet; thence South $2^{\circ}26'21.9''$ West, a distance of 963.169 feet
to the point of beginning.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A corrective deed that does not affect ownership rights

EXCEPTING AND RESERVING unto Grantor(s), a 100 percent interest in all oil, gas, and other minerals, including gravel, clay, coal, sand and scoria presently owned by the estate.

Mail Tax Statements To:
Carlene A Briggs
5225 Paragon Street
Rocklin, California 95677

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. 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.

SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 2-8-21

Carlene A Howes Bland
Carlene A Briggs

Howes Carlene A Blank
5225 Paragon Street
Rocklin, California, 95677

A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF PLACER

On 02/08/2021 before me, ROBERT F. OHRENSCHALL, Notary Public, personally appeared Carlene A Briggs, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she ~~they~~ executed the same in his ~~her~~ their authorized capacity(ies), and that by his ~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]

Signature of Notary Public

(Notary Seal)

