

RECORDING COVER SHEET

(Please print or type)

2021-006986**Klamath County, Oregon**

00279367202100069860040047

After recording return to:

ORS 205.234(1)(c)

Melvin D. Ferguson

Attorney at Law

514 Walnut Ave.

Klamath Falls, Oregon 97601

05/04/2021 02:28:58 PM

Fee: \$97.00

Recording Office

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Quitclaim Deed

2. Direct party(ies) / grantor(s)

ORS 205.234(1)(b)

Eldwin H. Sorensen

8620 Booth Road

Klamath Falls, Oregon 97603

3. Indirect party(ies) / grantee(s) Trust Deed / Mortgage Assignee Address

ORS 205.234(1)(b)&(g)

Eldwin H. Sorensen and Rebecca S. Ruddell-Sorensen, Co-Trustees

of the Eldwin H. Sorensen Revocable Trust dated 9/1/1995

8620 Booth Road

Klamath Falls, Oregon 97603

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$

Other: Division of Property

5. Send tax statements to:

ORS 205.234(1)(e)

Eldwin H. Sorensen Revocable Trust dated 9/1/1995

8620 Booth Road

Klamath Falls, Oregon 97603

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)



FULL



PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference: Vol. M96, Page 307**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of Eldwin H. Sorensen

to correct Grantee name by adding Co-Trustees names as referenced above in Section 3

previously recorded in book Vol. M96 and page 307, or as fee number N/A."

NA

11473

QUITCLAIM DEED

Vol. M96 Page 302

KNOW ALL MEN BY THESE PRESENTS, That Eldwin H. Sorensen, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto Eldwin H. Sorensen Revocable Trust dated 9/1/1995 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 the County of Klamath, State of Oregon, described as follows, to-wit:

see attached exhibit "A"

96 JAN -4 P1:15

Rerecorded at the request of Eldwin H. Sorensen to correct Grantee. Previously recorded in Vol. M 96 and Page 307.

**Eldwin H. Sorensen and Rebecca S. Ruddell-Sorensen, Co-Trustees of the

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$division of property

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 this 14 day of January, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

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 THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DERIVED IN ORS 30.030.

Eldwin H. Sorensen

STATE OF OREGON, County of Klamath

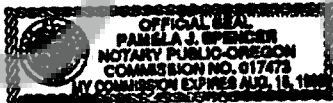
This instrument was acknowledged before me on 1/14, 1996.

by Eldwin H. Sorensen

This instrument was acknowledged before me on _____, 19____.

by _____

as _____



Pamela J. Spencer

Notary Public for Oregon

My commission expires 8/18/96

Eldwin H. Sorensen
8620 Booth Rd
Klamath Falls Or 97603
Grantor's Name and Address
same as above
Grantee's Name and Address
After recording return to (Name, Address, Zip):
same as above
Until requested otherwise send all tax statements to (Name, Address, Zip):
same as above

STATE OF OREGON,
County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/rec./volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____.
Record of Deeds of said County.
Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

NA

11473

QUITCLAIM DEED

Vol. M96 Page 307

KNOW ALL MEN BY THESE PRESENTS, That Eldwin H. Sorensen, hereinafter called grantor,
for the consideration hereinafter stated, does hereby remise, release and quitclaim unto
Eldwin H. Sorensen Revocable Trust dated 9/1/1995
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 the County of Klamath, State of Oregon, described as follows, to-wit:

see attached exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is division of property
However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 this 4 day of January, 1996;
if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person
duly authorized thereto by order of its board of directors.

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 THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
ORS 30.930.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 1/1, 1996,
by Eldwin H. Sorensen

This instrument was acknowledged before me on _____, 19____,
by _____

as _____



Pamela J. Spencer
Notary Public for Oregon
My commission expires 8/16/96

Eldwin H. Sorensen
8620 Booth Rd
Klamath Falls Or 97603
Grantor's Name and Address

same as above

Grantee's Name and Address

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

same as above

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

same as above

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ ss.

I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No _____,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

NAME TITLE
By _____, Deputy

State of Oregon

County of Klamath

I hereby certify that instrument #1996-000307,
recorded on 1/1/1996, consisting of 2 page(s),
is a correct copy as it appears on record at the
Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: April 26th, 2021

Samantha Gardner
Samantha Gardner



96 JAN -4 P1:15

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PARCEL 1:

A tract of land situated in the E1/2 SE1/4 of Section 7, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, being a portion of that tract of land described in Deed Volume M84, page 20814, Microfilm Records of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northerly line of said Deed Volume M84, page 20814, from which the C-E 1/16 corner of said Section 7 bears North 89 degrees 49' 13" West 34.50 feet; thence along the boundary of said Deed Volume M84, page 20814, South 89 degrees 49' 13" East 340.95 feet, along the arc of a curve to the right (radius = 259.41 feet and central angle = 90 degrees 33' 15") 409.99 feet, to a point 15 feet Easterly of an existing drain and South 00 degrees 44' 02" West, paralleling said drain, 130.08 feet; thence North 89 degrees 49' 13" West 596.26 feet; thence North 00 degrees 14' 02" West 392.00 feet to the point of beginning, with bearings based on the recorded survey of Major Land Partition No. 85-83.

TOGETHER WITH: Ingress and egress easements as recorded in Deed Volume M84, page 20818, Microfilm Records of Klamath County, Oregon, and M84, page 20820 Microfilm Records of Klamath County, Oregon.

PARCEL 2:

A tract of land situated in the E1/2 SE1/4 of Section 7, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, being a portion of that tract of land described in Deed Volume M84, page 20814, Microfilm Records of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northerly line of said Deed Volume M84, page 20814, from which the C-E 1/16 corner of said Section 7 bears North 89 degrees 49' 13" West 4.50 feet; thence Southerly 1824.95 feet (along an existing fence line which is the property line by agreement recorded in Deed Volume M84, page 7916 thru 7918 of the Microfilm Records of Klamath County, Oregon) to the centerline of an existing drain ditch; thence along the centerline of said drain ditch the following courses and distances; North 63 degrees 44' 26" East 595.56 feet, North 68 degrees 19' 02" East 135.92 feet, North 65 degrees 31' 30" East 53.94 feet, North 45 degrees 27' 21" East 63.93 feet, North 09 degrees 20' 02" East 62.44 feet, North 00 degrees 05' 07" East 142.70 feet, North 07 degrees 23' 48" East 128.22 feet; thence South 79 degrees 47' 46" East 15.00 feet; thence Northerly 15.00 feet Easterly of and parallel with said ditch the following courses and distances; along the arc of a curve to the left (radius point bears North 79 degrees 47' 46" West 135.00 feet and central angle = 64 degrees 29' 22") 151.95 feet, North 54 degrees 17' 08" West 70.42 feet, along the arc of a curve to the right (radius = 135.00 feet and central angle = 33 degrees 10' 29") 78.10 feet, North 21 degrees 06' 39" West 31.90 feet, along the arc of a curve to the right (radius = 155.00 feet and central angle = 21 degrees 50' 41") 59.10 feet, North 00 degrees 44' 02" East 398.11 feet; thence North 89 degrees 49' 13" West 596.26 feet; thence North 00 degrees 14' 02" West 392.00 feet; thence North 89 degrees 49' 13" West 30.00 feet, to the point of beginning.

EXCEPTING THEREFROM: that portion within Vale Road and/or Booth Road, bearings based on the survey of Major Land Partition 85-83.

TOGETHER WITH: Ingress and egress easements as recorded in Deed Volumes M84, page 20815, Microfilm Records of Klamath County, Oregon, and M84, page 20820 Microfilm Records of Klamath County, Oregon.

ALSO: an ingress and egress easement, more particularly described as follows: Beginning at a point South 89 degrees 49' 13" East 34.50 feet from the said C-E 1/16 corner; thence continuing South 89 degrees 49' 13" East 60.00 feet; thence South 00 degrees 14' 02" East 90.00 feet; thence North 89 degrees 49' 13" West 60.00 feet; thence North 00 degrees 14' 02" West 90.00 feet to the point of beginning.

Tax #3910-00700-00200

Key #590195

Inclusive of all irrigation equipment, including but not limited to all pumps, motors panels, mainline, handline and fittings.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Eldwin Sorensen the 4th day
of Jan, A.D., 1996 at 1:15 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 307

FEE \$35.00

By Bernetha C. Leisch County Clerk