

Catherine Brookshire

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2023-000091

Klamath County, Oregon



00310361202300000910010018

01/05/2023 02:56:50 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

James B. Grimes and Karla K. Grimes Trustees
under the James and Karla Grimes Trust
12049 Hwy 140 E Klamath Falls OR 97603

James P. Herron and Catherine Brookshire Herron
11919 Hwy 140 E
Klamath Falls, OR 97603

After recording, return to (Name and Address):

James P. Herron
11919 Hwy 140 E
Klamath Falls, OR 97603

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

James P. Herron
11919 Hwy 140 E
Klamath Falls, OR 97603

Corrected Deed

QUITCLAIM DEED

Ref # 2022-014169

KNOW ALL BY THESE PRESENTS that James B. Grimes and Karla K. Grimes, Trustees
under the James and Karla Grimes Trust

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

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
County, State of Oregon, described as follows (legal description of property):

A TRACT OF LAND SITUATED IN THE SW1/4 SE1/4 AND SE1/4 SW1/4 OF SECTION 15, TOWNSHIP 39
SOUTH, RANGE 9, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE C-S 1/16 CORNER OF SAID SECTION 15; THENCE S89°35'49"E, ALONG THE EAST-WEST
CENTERLINE OF THE SE1/4 OF SAID SECTION 15, 354.00 FEET TO THE NORTHWEST CORNER OF "LAND
PARTITION 14-93"; THENCE SOUTH, ALONG THE WEST LINE OF SAID "LAND PARTITION 14-93" AND WEST
LINE OF "LAND PARTITION 17-18", 528.3 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT
TRACT OF LAND DESCRIBED IN DEED VOLUME M95 AT PAGE 10239 OF THE KLAMATH COUNTY DEED
RECORDS; THENCE, ALONG THE BOUNDARY OF SAID DEED VOLUME THE FOLLOWING COURSES,
S81°30'00"W 157.00 FEET, SOUTH 138.00 FEET AND N81°30'00"E 157.00 FEET TO A POINT ON THE SAID
WEST LINE OF "LAND PARTITION 17-18"; THENCE SOUTH, ALONG THE SAID WEST LINE, 54.8 FEET, MORE
OR LESS, TO A POINT ON THE NORTH LINE OF THE OREGON STATE PARKS RAILS TO TRAILS RIGHT OF WAY;
THENCE, ALONG THE SAID NORTH RIGHT OF WAY LINE, S81°36'00"W 173.67 FEET AND ON THE ARC OF A
CURVE TO THE RIGHT (RADIUS EQUALS 2814.83 FEET AND CENTRAL ANGLE EQUALS 01°49'52") 89.96 FEET
TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF OREGON STATE HIGHWAY 140; THENCE
N57°41'55"W, ALONG THE SAID NORTHEASTERLY RIGHT OF WAY LINE, 261.89 FEET TO A POINT WHICH
BEARS S11°41'07"W OF THE POINT OF BEGINNING; THENCE N11°41'07"E 633.83 FEET, MORE OR LESS, TO
THE POINT OF BEGINNING, CONTAINING 6.5 ACRES, MORE OR LESS, WITH BEARINGS BASED ON RECORD
OF SURVEY 3386 ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

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 \$ 230,000.00. However, the
actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate
which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on Jan 4th, 2023; any
signature on behalf of a business or other entity is made with the authority of that entity.

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, 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 DETER-
MINE 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, SECTIONS 2
TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Karla K. Grimes, trustee
James B. Grimes, trustee

STATE OF OREGON, County of Klamath ss.

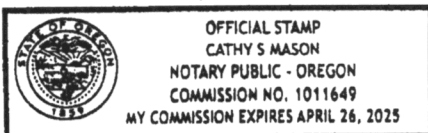
This instrument was acknowledged before me on 1/4/23
by James B. and Karla K. Grimes, Trustees

This instrument was acknowledged before me on Jan. 4th, 2023

by Cathy S. Mason

as Notary

of Impqua Bank



Cathy S. Mason
Notary Public for Oregon
My commission expires April 26, 2025