

2024-006773

Klamath County, Oregon



00331900202400067730060062

08/02/2024 03:27:39 PM

Fee: \$107.00

Returned at Counter

Carol Hasskamp  
- Valdez

## Quitclaim Deed

RECORDING REQUESTED BY Gelacio Filiberto Valdez  
AND WHEN RECORDED MAIL TO: and tax statement  
Gelacio F Valdez, Grantee(s)  
2515 Roberts Rd  
Medford OR 97504

Consideration: \$ NO Consideration

Property Transfer Tax: \$ \_\_\_\_\_

Assessor's Parcel No.: R306715

PREPARED BY: Gelacio Filiberto Valdez certifies herein that he or she has prepared this Deed.

Signature of Preparer

Date of Preparation

Gelacio Filiberto Valdez  
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 8/2/2024 in the County of  
Klamath, State of OREGON

by Grantor(s), YUKIKO WAKAKI AKA YUKIKO ISHIKAWA  
whose post office address is 7-402 Kasumiai-Dainichijutaku 9-7-1 Kabe Cho  
to Grantee(s), Gelacio Filiberto Valdez One-shi Tokyo  
whose post office address is 2515 Roberts Rd Medford OR 97504 198.0036 JAPAN

WITNESSETH, that the said Grantor(s), \_\_\_\_\_,

for good consideration and for the sum of NO Consideration

(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

LEGAL DESCRIPTION SEE EXHIBIT "A"



**NOTARY ACKNOWLEDGMENT**

State of Oregon

County of Jackson

On July 1 2024, before me, Gerardo Tellez, a notary public in and for said state, personally appeared, YUKIKO WAKAKI

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

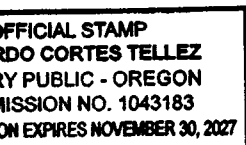
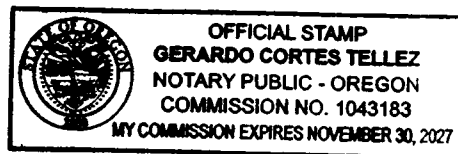
**WITNESS** my hand and official seal.

Gerardo C Tellez  
Signature of Notary

Affiant Known \_\_\_\_\_ Produced ID \_\_\_\_\_

Type of ID Passport

(Seal)



**Acknowledgment in an Individual Capacity**

State of OREGON

County of Jackson

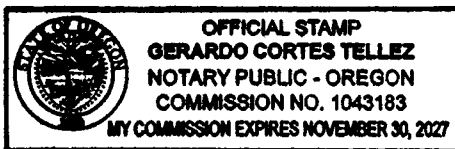
This record was acknowledged before me on (date) July 1, 20 24 by

(name(s)) of individual(s) Yukiko Wakaki.

Gerardo C. Telles

Notary Public - State of Oregon

Official Stamp



Document Description

This certificate is attached to page 2 of a Quitclaim Deed (title or type of document), dated July 1, 20 24, consisting of 4 pages.

## EXHIBIT "A"

All that portion of the following described property which lies Southerly and Westerly of Loma Linda Drive:

A tract of land in the SE 1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which bears North 89 degrees 10' West along the East-West quarter line of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 1,989.34 feet; and thence South 15 degrees 13' East, 980.25 feet from the quarter section corner common to Sections 28 and 27 in said Township and Range, said point being the Northwestern corner of a tract of land conveyed to Arthur W. Jolly, et ux., by deed recorded May 11, 1954 in Book 267, Page 1, Deed Records of Klamath County, Oregon; thence North 46 degrees 29' East 545.73 feet along the Northerly boundary of said Jolly tract and a tract of land conveyed to Milt Sessler, et ux., by deed recorded July 12, 1961 in Book 330 at Page 607, Deed Records of Klamath County, Oregon, to the Northeasterly corner thereof; thence South 15 degrees 13' East along the Easterly boundary of said Sessler tract 401.19 feet, more or less to the Northerly boundary of Old Fort Klamath Road; thence North 75 degrees 30' East along the Northerly boundary of said Old Fort Klamath Road 60 feet, more or less, to the Southwesterly corner of a tract of land conveyed to Donna Hartman Stout by deed recorded August 22, 1944 in Book 168 at Page 164, Deed Records of Klamath County, Oregon; thence North 15 degrees 13' West 968.68 feet, more or less, along the Westerly boundary of said Stout tract and the Westerly boundary of a tract conveyed to Mike Foley by Deed recorded November 10, 1944, in Book 170 at Page 426, Deed Records of Klamath County, Oregon and the Westerly boundary of a tract conveyed to Mike Foley, et ux., by Deed recorded December 3, 1948 in Book 227 at Page 97, Deed Records of Klamath County, Oregon, to the East and West center line of said Section 28; thence North 89 degrees 10' West 562.43 feet, more or less to the point of beginning.

Continued on next page

## EXHIBIT "A" CONTINUED

EXCEPTING THEREFROM that portion of the herein described property lying within the boundaries of Loma Linda Drive formerly VA Hospital Site Road.

FURTHER EXCEPTING THEREFROM that portion which lies between Old Fort Klamath Road and Loma Linda Drive. AND FURTHER described as follows:

A tract of land situated in the N 1/2 SE 1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being a portion of the Road as shown on an unrecorded Plat prepared for Klamath Development Co. by William R. Canton dated May 15, 1930, more particularly described as follows:

Beginning at the intersection of the Easterly edge of said Road and the Southerly right of way line of Loma Linda Drive, from which the CE 1/16 corner of said Section 28 bears North 15 degrees 13' West 631.40 feet and South 89 degrees 10' East 106.09 feet; thence South 15 degrees 13' East, along said Easterly edge of road, 177.74 feet to the Northerly right of way line of Loma Linda Drive; thence South 34 degrees 59' West, along said Northerly right of way line, 78.08 feet to the Westerly edge of said Road; thence North 15 degrees 13' West, along said Westerly edge of Road, 206.09 feet to the Southerly right of way line of Loma Linda Drive; thence along said Southerly right of way line North 45 degrees 36' East 27.56 feet and along the arc of a curve to the right (radius = 65.49 feet and central angle = 32 degrees 41' 12") 37.36 feet to the point of beginning, with bearings based on Survey No. 4362 as recorded in the office of the Klamath County Surveyor.

AND FURTHER EXCEPTING a tract of land in the SE 1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Northerly boundary of Old Fort Klamath Road which is the Southeast corner of a tract of land conveyed to Milt Sessler, et ux., by deed recorded July 12, 1961 in Book 330 at Page 607, Deed Records of Klamath County, Oregon; thence North 75 degrees 30' East along the Northerly boundary of Old Fort Klamath Road 60 feet, more or less, to the Southwesterly corner of a tract of land conveyed to Donna Hartman Stout by deed recorded August 22, 1944 in Book 168 at Page 164, Deed Records of Klamath County, Oregon; thence North 15 degrees 13' West 70 feet, more or less, to the Southeasterly boundary of Linda Drive formerly V. A. Hospital Site Road; thence Southwestelrly along the Southeasterly boundary of said Linda Drive to the intersection of the Easterly boundary of said Sessler Tract; thence South 15 degrees 13' East along the Easterly boundary of said Sessler tract 30 feet more or less to the point of beginning.

CODE 190 MAP 3809-28DB TL #200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 13th day  
of Dec A.D., 19 94 at 3:31 o'clock P.M., and duly recorded in Vol. M94  
of deeds on Page 37700.

FEE \$40.00

Evelyn Biehn - County Clerk

By Quinn M. Miller