

2024-003579

Klamath County, Oregon



00328105202400035790020028

05/08/2024 12:11:55 PM

Fee: \$87.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Ave.
Klamath Falls, OR 97601

2024-007152

Klamath County, Oregon



00332377202400071520030030

08/16/2024 10:37:10 AM

Fee: \$92.00

Send tax statements to:

Klamath County School District
2845 Greensprings Drive
Klamath Falls, OR 97601

RE RECORDED AT THE REQUEST OF MELVIN D. FERGUSON, ESQ.
TO CORRECT THE LEGAL DESCRIPTION. PREVIOUSLY RECORDED
AS DOCUMENT NO. 2024-003579.

QUITCLAIM DEED

Lost River Booster Club, an Oregon nonprofit corporation, Grantor, releases and quitclaims to Klamath County School District, Grantee, the following described real property located in Klamath County, Oregon, to-wit:

SEE ATTACHED EXHIBIT A-CORRECTED LEGAL DESCRIPTION

Beginning at the Northeast corner of the NE1/4 SE1/4 of Section 10, Township 41 South, Range 11 E.W.M.; thence South 18 rods; thence West 126 feet; thence North 18 rods; thence East 126 feet to the point of beginning, being a part of the NE 1/4 SE 1/4 of Section 10, Township 41 South, Range 11 E.W.M., and containing .86 of an acre, more or less.

Account No.: 742432 Map No.: 4111-01000-01500
More commonly known as 23330 Hwy 50, Merrill, Oregon

Subject to and excepting reservations, restrictions, easements, and rights of way of record and those apparent upon the land.

The purpose of this deed is to transfer improvements made on the described property to the Klamath County School District.

There is no cash consideration for this conveyance. The consideration is based upon mutual covenants each to the other based upon and agreement between Grantor, Grantee and Kinsman construction LLC effective May 1, 2024.

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

Dated this 22 day of April, 2024.

Lost River Booster Club,
an Oregon nonprofit corporation

By: Jana Dunlea
Jana Dunlea, President

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on April 22, 2024, by Jana Dunlea, as President for Lost River Booster Club, an Oregon nonprofit corporation.

Tina Reese McConathy Smith
Notary Public for Oregon
My commission expires: 11/29/2025

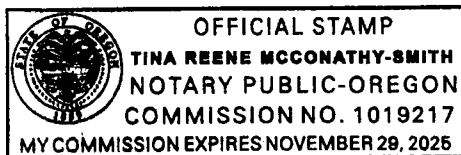


EXHIBIT A
CORRECTED LEGAL DESCRIPTION

Parcel 1

Beginning at the Northeast corner of the NE1/4 SE1/4 of Section 10, Township 41 South, Range 11 E.W.M.; thence South 18 rods; thence West 126 feet; thence North 18 rods; thence East 126 feet to the point of beginning, being a part of the NE 1/4 SE 1/4 of Section 10, Township 41 South, Range 11 E.W.M., and containing .86 of an acre, more or less.

Parcel 2

A Tract of Land situated in the SE1/4 of Section 10, TWP. 41 S/R. 11 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at the East One-Fourth Corner of said Section 10, said point being monumented by a 5/8 inch iron pin on the centerline intersection of the Merrill-Malin State Highway and the Adams Point County Road; Thence, West along the East-West Centerline of said Section 10 and along the Centerline of said State Highway a distance of 655.0 feet to a one-half inch iron pin; Thence, continuing West along said Centerlines a distance of 2.50 feet; Thence, South 00°09'44" East a distance of 30.00 feet to a 5/8 inch iron pin with aluminum cap on the South Right of Way line of said State Highway;

Thence, Continuing South 00°09'44" East a distance of 1232.48 feet to a 5/8 inch iron pin with an aluminum cap on the Northerly Right of Way Line of the Great Northern Railroad; Thence, South 61°34'10" East along said Northerly Right of Way Line a distance of 708.43 feet to a 5/8 inch iron pin with aluminum cap on the Westerly Right of Way Line of the Adams Point County Road;

Thence, continuing South 61°34'10" East along said Northerly Right of Way Line a distance of 34.10 feet to a 5/8 inch iron pin on the Centerline of said County Road and on the East line of said Section 10; Thence, North 00°02'50" East along the East Line of Section 10 and the Centerline of the County Road a distance of 1615.99 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion deeded to Norman A. and Beverly Unis described as follows:

Beginning at the Northeast Corner of the NE1/4 SE1/4 of Section 10, Township 41 S.R. 11 E.W.M., Klamath County, Oregon; Thence, South 18 rods on the East line of said Section 10; Thence, West 126 feet; Thence, North 18 rods to the East-West Centerline of said Section 10; Thence, East 126 feet along said East-West Centerline of said Section 10 to the Point of Beginning.

Subject to: Liens and Assessments of Klamath Project and Klamath Irrigation District; Acreage and use limitations under provisions of the United States Statutes and the regulations issued thereunder; and to the Right of Way for said Merrill-Malin Highway and Right of Way for said Adams Point County Road.

Account No.: 742432 Map No.: 4111-01000-01500
More commonly known as 23330 Hwy 50, Merrill, Oregon