

**2024-010028**

**Klamath County, Oregon**



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11/18/2024 11:50:06 AM

Fee: \$92.00

WHEN RECORDED MAIL TO:

Helene Orenstein, Esq.  
2050 West Dickerson, Suite B  
Bozeman, Montana 59718

SEND TAX STATEMENT TO:

Jimmie E. Hall and Coral D. Hall  
7500 Thorpe Rd.  
Belgrade, Montana 59714

### **QUITCLAIM DEED**

For good and valuable consideration, THIS DEED, made this 11<sup>th</sup> day of November, 2024, between J.E. HALL, HEREINAFTER CALLED "GRANTOR" and Jimmie E. Hall and Coral D. Hall, hereinafter called "Grantees."

WITNESSETH: the Grantor, of 7400 Thorpe Rd., Belgrade, Montana 59714, does hereby convey, remise, release and forever quitclaim unto Coral D. Hall, as a Joint Owner with the right of survivorship, the Grantee, all of the Grantors' right, title and interest in and to the property described below, situated in the County of Klamath, State of Oregon, described as follows:

#### **Willamette Meridian**

A tract of land in the NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 29, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point in the NE $\frac{1}{4}$ SE  $\frac{1}{4}$  of Section 29, Township 24 South, Range 9 East, W.M., said point being S. 60°29'10" W. a distance of 1336.8 feet from the quarter section corner on the east line of said section 29; thence S.35°53'50" E. a distance of 200.0 feet; thence S. 54°06'10" W. a distance of 175.0 feet; thence N. 35°53'50" W. a distance of 200.0 feet, thence N. 54°06'10" E. a distance of 175.0 feet, to the point of beginning.

The land described contains 0.8 acre, more or less.

TOGETHER WITH:

1. A VHF beam path easement and non-exclusive road access easement pursuant to Easement Deed recorded March 25, 1958 in Klamath County deed records in Vol. 298, Pg. 271,

Access road is described as follows per the deed:

To U.S. Highway 97 as said road is now located and staked over and across the N  $\frac{1}{2}$  SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ , NE  $\frac{1}{4}$  SW  $\frac{1}{4}$ , E  $\frac{1}{4}$  NW  $\frac{1}{4}$ , and NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 29 the W  $\frac{1}{2}$  SW  $\frac{1}{4}$  of Section 20, and the NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  and Section 19, all in Township 24 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, as shown colored in red on drawing serially numbered 85308, Rev. 1, attached hereto and by reference, made a part of the description of this access road and beam path easement.

It is understood and agreed that the right to use the existing access road as hereinabove-described, shall be nonexclusive and the right to improve said road is subject to the written permission of the Gilchrist Timber Company having first been obtained.

2. A non-exclusive road access easement pursuant to Easement Deed recorded April 6, 1959 in Klamath County deed records in Vol. 311, Pg. 280.

Access road is described as follows per the deed:

An existing access road extending northwesterly from a radio station site situated in the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Sec. 29, T. 24 S., R. 9E., W.M., to U.S. Highway No. 97 as said road is now located and staked over and across the N  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  W  $\frac{1}{2}$ , S  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  and NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Sec. 29, the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , and E  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Sec. 20. And the SW  $\frac{1}{4}$  of Sec. 17, all in T. 24 S., R. 9 E., W.M.

The easement herein granted is for the sole purpose of providing access to the above described radio site. The easement herein granted is subject to any and all easements and the encumbrances of record and to easement granted to the Bonneville Power Administration.

**WHEREAS**, the Federal real property described in this deed is land on which Federal Government operations have been conducted and are being terminated.

In accordance with Section 120(h) of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA), the United States has determined that the property conveyed is "uncontaminated". Information used in the determination of "uncontaminated" includes review of: pertinent Federal records, recorded chain of title documents, aerial photographs, visual and physical inspection of the subject and adjacent property, review of reasonably attainable Federal, state, and local governmental records, and interviews with current and former employees.

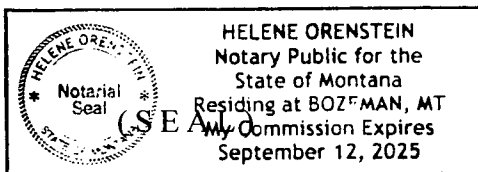
Dated this 11 day of November, 2024.

J.E. Hall  
J.E. HALL, Grantor

STATE OF MONTANA       )  
                                      :SS  
County of GALLATIN       )

On this 11 day of November, 2024, before me, the undersigned, a Notary Public for the State of Montana, appeared J.E. HALL, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.



Helene Orenstein  
Notary Public for the State of Montana  
Printed Name: Helene Orenstein  
Residing at: Bozeman, Montana  
My commission expires: September 12, 2025