

21098

QUITCLAIM DEED

Vol. m90 Page 20167

Howard A. Phearson, Jr.

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called grantor,

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

Howard A. Phearson, Sr. and Judy Ann Phearson, husband and wife

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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The West 1 of Lots 1 and 2 in Block 62 of Lakeview Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

This deed is being recorded to convey all the interest that grantor acquired in Contract of Sale between parties dated June 1, 1986, and recorded September 5, 1986 in M-86 on page 16056 and re-recorded on October 13, 1986 in M-86 on page 18660, records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE

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 4th day of October, 1990;

if a corporate grantor, it has caused its name to be signed and its seal 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.

Howard A. Phearson, Jr.

Howard A. Phearson, Jr.

STATE OF OREGON, County of Klamath,) ss. 4th, 1990,

This instrument was acknowledged before me on October 4th, 1990,

by Howard A. Phearson, Jr.

This instrument was acknowledged before me on 1990,

by

at

of

Trudie Durant

Notary Public for Oregon

My commission expires 9/30/93

TRUDIE DURANT
NOTARY PUBLIC - OREGON

My Commission Expires

Phearson, Jr.

GRANTOR'S NAME AND ADDRESS

Phearson, Sr.

GRANTOR'S NAME AND ADDRESS

After payment is received by:

Howard & Judy Phearson, Sr.

1140 Wild Plum Ave.

Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

Send if there is to be recorded all the instruments of all the grantors for this full paying recording.

Howard & Judy Phearson, Sr.

1140 Wild Plum Ave.

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 5th day of Oct., 1990, at 10:09 o'clock A.M., and recorded in book/reel/volume No. M90 on page 20167 or as document/fee/file/instrument/microfilm No. 21098, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.

NAME

TITLE

By *Pauline Mullendore* Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$28.00