

97142

03-29-95P02:17 RCVD

7421

QUITCLAIM DEED  
(Statutory Form)Vol M95 Page 7421

RONALD E. SIMS, Grantor, releases and quitclaims to LILLIAN IRENE SIMS, Grantee, all right, title and interest in and to the following real property located in the County Klamath, State of Oregon, legally described as follows, to-wit:

"Property ID: R553591 R-3909-011CB-04200-000 Real Property  
Legal Description: Bureker Place, Block 2, Lot 1

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

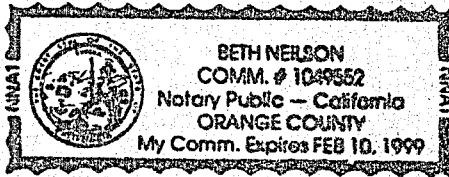
THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, that being to nullify the effect of that certain Quitclaim Deed, dated July 19, 1994, and recorded July 19, 1994, at Vol. M-94, page 22118, Deed Records of Klamath County, Oregon.

DATED this 7<sup>th</sup> day of March, 1995.

Ronald E. Sims  
RONALD E. SIMS, Grantor

STATE OF CALIFORNIA/County of Orange ss.

On March 7, 1995 before me, Beth Neilson, personally appeared Ronald E. Sims, personally known to me OR X proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument the person upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal

Beth Neilson  
Signature of Notary

## GRANTORS NAME AND ADDRESS:

Ronald E. Sims  
887 Center Street, #15  
Costa Mesa, CA 92627

STATE OF OREGON )

) ss.

County of Klamath )

## GRANTEES NAME AND ADDRESS:

Lillian Irene Sims  
3947 Summers Lane  
Klamath Falls, OR 97603

I certify that the within instrument was received for record on the 29th day of March, 1995, at 2:17 o'clock P.M., and recorded in Book M95 on Page 7421 or as File Reel Number 97142. Record of Deeds of said County.

## AFTER RECORDING, RETURN TO:

Neal G. Buchanan  
601 Main Street, Suite 215  
Klamath Falls, OR 97601

WITNESS my hand and seal of County affixed.

Until a Change is Requested,  
Sent Tax Statements to:

Lillian Irene Sims  
3947 Summers Lane  
Klamath Falls, OR 97603

Bernetha G. Letsch, Co Clerk

Recording Officer

By: Christa Neider  
Deputy

FEE: \$30.00