

NS

60906

'98 JUN 26 P1:18

Vol. m98 Page 22409

Klamath County
403 Pine Street, Suite 300
Klamath Falls, OR 97601
Grantor's Name and Address
Ronald G. & Mindy A. Kephart
2656 N. 33rd Street
Springfield, OR 97477
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Ronald G. & Mindy A. Kephart
2656 N. 33rd Street
Springfield, OR 97477

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Ronald G. & Mindy A. Kephart
2656 N. 33rd Street
Springfield, OR 97477

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of KLAMATH) ss.

I certify that the within instrument was received for record on the 25TH day of JUNE, 19 98, at 1:18 o'clock P.M., and recorded in book/reel/volume No. M98 on page 22409 and/or as fee/file/instrument/microfilm/reception No. 60906-DEED Records of said County.

Witness my hand and seal of County affixed.

BERNETHA G. LETSCH, CO. CLERK
NAME TITLE

By Kathleen Brael, Deputy.

FEE \$30.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Klamath County, a Political sub-division of the State of Oregon hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Ronald G. Kephart & Mindy A. Kephart, as Tenants by the Entirety 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 16, Block 7, Tract 1060-Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO Covenants, conditions, reservations, easements, restrictions, rights, rights of way and all matters appearing of record.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,800.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (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 24th day of June, 19 98; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Francis Roberts, Dir. of Pub. Wks.

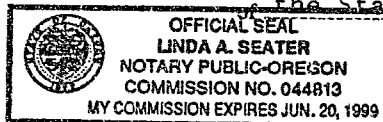
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on _____, 19____,

by _____

This instrument was acknowledged before me on June 24, 1998.

by Francis Roberts
as Director of Public Works for the County of Klamath
of the State of Oregon.



Linda A. Seater
Notary Public for Oregon
My commission expires June 20, 1999