

NS

60907

'98 JUN 26 P1:18

Vol. M98 Page 22410



Klamath County

403 Pine Street, Suite 300

Klamath Falls, OR 97601

Grantor's Name and Address

Ronald G. &amp; Mindy A. Kephart

2656 N. 33rd Street

Springfield, OR 97477

Grantee's Name and Address

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

Ronald G. &amp; Mindy A. Kephart

2656 N. 33rd Street

Springfield, OR 97477

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

Ronald G. &amp; Mindy A. Kephart

2656 N. 33rd Street

Springfield, OR 97477

SPACE RESERVED  
FOR  
RECORDER'S USE

FEE: \$30.00

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 26th day of June, 1998, at 1:18 o'clock P. M., and recorded in book/reel/volume No. M98 on page 22410 and/or as fee/file/instrument/microfilm/reception No. 60907 DEEDS Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

NAME

TITLE

By Kathleen Ross, Deputy.

## 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 17, 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 whole (indicate which) consideration. (The sentence between the symbols  $\square$ , if not applicable, should be deleted. See ORS 92.030.)

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, 1998; 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.

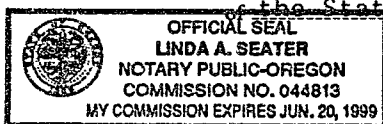
Francis Roberts, Dir. of Pub. Wks.

STATE OF OREGON, County of Klamath ) ss.

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

by Francis Roberts

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



Notary Public for Oregon

My commission expires June 20, 1999