

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



NANCY R. ROEDER
5827 Valley Court
Klamath Falls, Oregon
Grantor's Name and Address

State Of Oregon, County Of Klamath

M05-62254

08/19/2005 08:56:25 AM

Of Pages 1 Fee: \$21.00

Grantee's Name and Address

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

Linda Ann Roeder
9440 37th Ave SW
Seattle WA 98126

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

NANCY R. ROEDER
5827 Valley Court
Klamath Falls, Oregon

SPACE RESERVED

FC

RECORD

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that

NANCY Rosita Roeder

~~n.R.R. Linda Ann Roeder~~
hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto
~~Linda Ann Roeder~~
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:

AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING:
All that portion of Lots One and Two in Block 102 Buena Vista Addition to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning at the most southerly corner of said Lot 2; thence northwesterly along the southwesterly line of Lot 2 a distance of 62.34 feet to the true point of beginning; thence northeasterly parallel to the division line between lots 2 and 5 in said Block 102 extended east to second street, to second street; thence northwesterly along the southwesterly line of second street to the most northerly corner of said lot 2; thence southwesterly along the northwesterly line of said Lot 2, 44.78 feet, more or less to the most westerly corner of said lot 2; thence southeasterly along the southwesterly line of said lot 2, a distance of 112.34 feet, more or less, to the point of beginning. EXCEPTING THEREFROM, Beginning at the iron marking the Northeasterly corner of Lot 2, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence South 63° 22' West along the Northerly line of said Lot 2, 44.75 feet to the Northwesterly corner of said lot 2; thence South 26° 37' East along the Westerly line of said Lot 2, 70.55 feet to an iron pin, thence North 44° 11' East 69.50 feet to an iron pipe on the Northeasterly line of said Lot 2; thence North 50° 22' West along the Northeasterly line of said Lot 2, 52.05 feet to the point of beginning.

(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 \$ Zero 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 ①, 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.

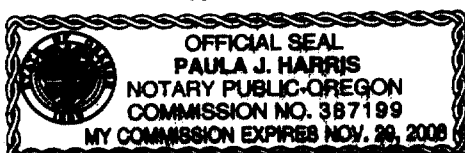
IN WITNESS WHEREOF, the grantor has executed this instrument on August 18, 2005; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Nancy R. Roeder

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on Aug 18, 2005
by Nancy R. Roeder

This instrument was acknowledged before me on _____
by _____
as _____
of _____



Notary Public for Oregon

My commission expires Nov 29, 2008