

M05-63358

09/01/2005 11:47:15 AM

# Of Pages 2 Fee: \$26.00

Return To: )  
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Until a change is requested all tax statements )  
Shall be sent to the following address: )  
1860 Hawthorne )  
Klamath Falls, Klamath, OR 97601 )  
)  
APN – TAX ID# )  
R186499 )  
15654347 )

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged RICHARD J. ANDERSON, hereinafter referred to as “Grantor”, does hereby remise, release, and forever quitclaim unto RICHARD J. ANDERSON and MICHELLE D. BAKER, husband and wife, as joint tenants hereinafter “Grantees”, the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon to-wit:

THE EASTERLY ONE-HALF OF LOT 7 AND ALL OF LOT 5 OF BLOCK 4, HILLSIDE ADDITION, ACCORDING OT THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Property Address: 1860 Hawthorne Street, Klamath Falls, OR 97601

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, right-of way, protective covenants and minerals reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee’s assigns forever, with all appurtenances thereunto belonging.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00.

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In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

Taxes for tax year 2004 shall be 4% prorated between Grantors and Grantee as of the date selected by Grantors and Grantee, or      paid by Grantee, or ✓ paid by Grantor.

The property herein conveyed ✓ is not a part of the homestead of Grantor, or      is part of the homestead of Grantor.

WITNESS Grantor hand this the 26 day of August, 2005.

[Signature]  
RICHARD J. ANDERSON

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 or ORS 30.930.

STATE OF OREGON  
COUNTY OF Klamath

This instrument was acknowledged before me on August 26, 2005 (date) by RICHARD J. ANDERSON.



[Signature]  
Notary Public  
Rebekah Gurney  
Print Name

My Commission Expires: April 13, 2007

Grantor Name, Address, phone:  
Richard J. Anderson  
1860 Hawthorne St  
Klamath Falls, OR. 97601  
54

Grantee Name, Address, Phone:  
Michelle D. Baker  
1860 Hawthorne St  
Klamath Falls, OR. 97601

Phone 541-884-9048

Phone 541-884-9048

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

Prepared By:  
Law's Specialty Group, Inc.  
235 West Brandon Blvd., #191, Brandon, Florida 33511