

**M06-02119**

Klamath County, Oregon

02/02/2006 02:37:03 PM

Pages 3 Fee: \$31.00

After recording, return to (Name,  
Address, Zip):  
Janessa M. Charkins and Lawrence Charkins  
1005 Prescott Street  
Klamath Falls, OR 97601

Until requested otherwise, send all tax  
Statements to (Name, Address, Zip):  
Janessa M. Charkins and Lawrence Charkins  
1005 Prescott Street  
Klamath Falls, OR 97601

Above Space Reserved for Recorder's Use

**QUITCLAIM DEED**

KNOW ALL BY THESE PRESENTS that **Janessa M. Charkins** (herein referred to as Grantor, whether one or more) for valuable consideration of One Dollar (\$1.00) hereinafter stated does hereby remise, release and forever quitclaim unto **Janessa M. Charkins and Lawrence Charkins, wife and husband, as tenants by the entirety** (herein referred to as Grantee, whether one or more), and unto Grantee's heirs, successors and assigns, all of the Grantor's right title and interest in and to that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **Klamath County, Oregon**, to-wit:

See Exhibit "A" attached hereto

Account #: 3809-029AB-02000-000

**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.**

**TO HAVE AND TO HOLD** the same unto the said Grantee, his heirs, successors and assigns forever.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Dated this 20<sup>th</sup> day of JANUARY, 20 06.

  
Janessa M. Charkins

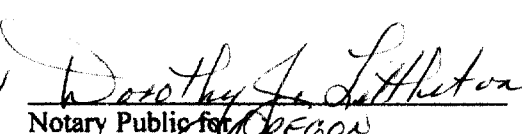
STATE OF OREGON )

County of KLAMATH ) ss.

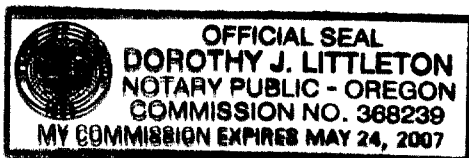
1-20, 2006

Personally appeared the above named **Janessa M. Charkins** acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Before me: DOROTHY J. LITTLETON

  
Notary Public for OREGON

My commission expires: 5-24-07



NOTE: The parties are cautioned that by completing and executing this document, legal rights, duties and obligations are created. By signing, the parties acknowledge that they have been advised to seek and obtain independent legal counsel as to all matters contained in the within document prior to signing same and that said parties have obtained advice or choose to proceed without same.

**Exhibit "A"**

**PARCEL 1:**

The West one-half of Lots 13, 14, 15 and 16, Block 17, SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 2:**

The East one-half of Lots 13, 14, 15 and 16, Block 17 of SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.