

2006-023170

Klamath County, Oregon



00009177200600231700020023

11/17/2006 03:50:34 PM

Fee: \$26.00

TAX Statements
Returned to
Quail Point Home Owners Assn.
802 Hogue Dr.
Klamath Falls, OR 97601

QUITCLAIM DEED

Grantor: Ore-Cal Land Development, LLC
PO Box 7
Malin, OR 97632

Grantee: Quail Point Home Owners Association, Inc.
802 Hogue Drive
Klamath Falls, OR 97601

Consideration: Pursuant to the Declarations Covenants, Conditions and Restrictions for Quail Point Estates, Tract 1432 as recorded in Office of the County Recorder, County of Klamath, State of Oregon at M05-62182 on August 18, 2005.

After recording,
return to: Barbara M. Dilaconi
Boivin, Uerlings & Dilaconi, P.C.
803 Main Street, Ste 201
Klamath Falls, OR 97601

KNOW ALL MEN BY THESE PRESENTS, that Ore-Cal Land Development, LLC, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto Quail Point Home Owners Association, Inc., 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The Common Areas A thru F as depicted on the Plat of Tract 1432 - Quail Point Estates which was duly recorded in Office of the County Recorder, County of Klamath, State of Oregon August 23, 2005, excepting therefrom that portion deed to Eldon Powley by Quit Claim Deed as recorded in Office of the County Recorder, County of Klamath, State of Oregon on September 22, 2006 at 2006-019036 and re-recorded in Office of the County Recorder, County of Klamath, State of Oregon to correct grantor name on October 25, 2006 at 2006-021499.

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

The true and actual consideration paid for this transfer is fulfillment of the Declarations Covenants, Conditions and Restrictions for Quail Point Estates, Tract 1432 as recorded in Office of the County Recorder, County of Klamath, State of Oregon at M05-62182 on August 18, 2005.

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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.


///

///

///


///

IN WITNESS WHEREOF, the grantor has executed this instrument this 17th day of November, 2006; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized thereto by order of its board of directors.


Brandon Hogue, Managing Member
Ore-Cal Land Development, LLC

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on November 17, 2006, by Brandon Hogue, Managing Member Ore-Cal Land Development, LLC.


Notary Public for Oregon
My Commission Expires: 10/21/09

