

2007-000512

Klamath County, Oregon



00012678200700005120030037

01/11/2007 10:39:18 AM

Fee: \$31.00

ASPEN: 62763

COVER PAGE FOR OREGON DEEDS

Grantor: James Osborne, surviving spouse of Marjorie Osborne, also known as Marjorie Merle Osborne as per ~~attached certified copy of Certificate of Death~~ **

Grantor's Mailing Address: 37023 Agency Lake Loop, Chiloquin, Oregon 97624

Grantee: James Osborne, an unmarried man and Kathleen A. Calkins, not as tenants in common but with right of survivorship

Grantees Mailing Address: 37023 Agency Lake Loop, Chiloquin, Oregon 97624

Type of Document to be Recorded: QUITCLAIM DEED

Consideration: The true consideration for this conveyance is: **\$0.00**, OTHER VALUE WAS THE WHOLE CONSIDERATION.

Prior Recorded Document Reference: Deed: Recorded August 28, 2003; BK M03, PG 63640

Until a change is requested, all Tax Statements shall be sent to the following address:

** Previously recorded

Death certificate recorded

9/12/106

2006-019462

James Osborne, et al
37023 Agency Lake Loop
Chiloquin, Oregon 97624

After Recording Return To:

James Osborne, et al
37023 Agency Lake Loop
Chiloquin, Oregon 97624

Prepared By:

Daniel S. Margolin
621 SW Morrison Street
Portland, OR 97205

\$31-A

QUITCLAIM DEED

TITLE OF DOCUMENT

James Osborne, surviving spouse of Marjorie Osborne, also known as Marjorie Merle Osborne as per attached ~~certified copy of Certificate of Death~~, Grantor, releases and quitclaims to James Osborne, an unmarried man and Kathleen A. Calkins, not as tenants in common but with right of survivorship, Grantee, all right title and interest in and to the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Tax Account No.: R882583

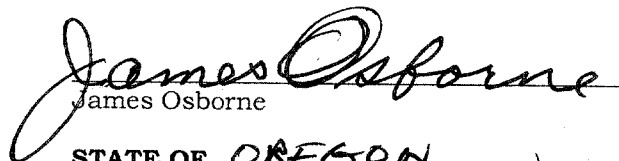
Prior Recorded Document Reference: Deed: Recorded August 28, 2003; BK M03, PG 63640

Subject To: 1. Taxes for the Current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

The true consideration for this conveyance is: \$0.00, OTHER VALUE WAS THE WHOLE CONSIDERATION.

Dated this 8TH day of NOVEMBER, 2006. If a corporate grantor, it has caused its name to be signed 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.


James Osborne

Previously recorded death
certificate recorded 9/27/04
2006 - 019462

STATE OF OREGON
COUNTY OF KLAMATH

ss

This instrument was acknowledged before me this 8TH day of NOVEMBER, 2006, by James Osborne.

Before Me:


NOTARY PUBLIC - STATE OF OREGON

My Commission Expires: 07.06.2009

NOTARY STAMP/SEAL

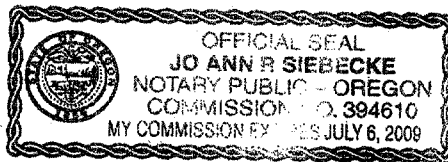


EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON AND IS MORE FULLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF LAND PARTITION 47-97, BEING A PORTION OF THE N 1/2 OF GOVERNMENT LOT 23, SECTION 6, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

LESS THE WEST 30 FEET USED FOR COUNTY ROAD PURPOSES AS DISCLOSED BY DEED RECORDED NOVEMBER 13, 1951 IN VOLUME 251 AT PAGE 52 AND IN DEED RECORDED FEBRUARY 6, 1957 IN VOLUME 289 AT PAGE 479, DEED RECORDS OF KLAMATH COUNTY, OREGON.

J.O.
11/8/06