

EST

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



Nichols
Gary W Nichols & Helen Rose
210 S Rogers
Klamath Falls, Oregon 97601

Grantor's Name and Address

Nancy R Roeder
5827 Valley Court
Klamath Falls, Or 97603

Grantee's Name and Address

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

NANCY R ROEDER
5827 VALLEY COURT
Klamath Falls, Oregon

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

NANCY R ROEDER
5827 Valley Court
Klamath Falls, Oregon
97603

2007-001573

Klamath County, Oregon



00013941200700015730010013

SPACE RES

01/30/2007 10:29:30 AM

Fee: \$21.00

F

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Gary W Nichols & Helen Rose Nichols

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

NANCY R. 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:

Lot 1, Block 9, except Southerly 12 feet for alley; Lot 2 Block 9, except 8 feet off North side for alley; Lot 3, Block 9, Lakeside Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to all encumbrances, reservations, restrictions and rights-of -way of record and those apparent upon the land.

(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 \$ \$1.00. ① 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. ② (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 January 29, 2007; 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.

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, 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.

Helen Rose Nichols
Gary W Nichols

STATE OF OREGON, County of Klamath ss.

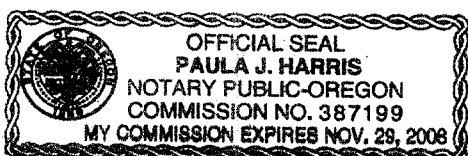
This instrument was acknowledged before me on Jan 29, 2007
 by Gary W Nichols & Helen Rose Nichols

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires

Nov 29, 2008