

05 FEB 18 AM 11:28

MTC 80422

Vol M05 Page 11101

State of Oregon, County of Klamath  
Recorded 02/18/2005 11:23 a m  
Vol M05 Pg 11101-03  
Linda Smith, County Clerk  
Fee \$ 31.60 # of Pgs 3

2007-017467

Klamath County, Oregon



00032855200700174670030038

10/08/2007 11:04:02 AM

Fee: \$31.00

Mail after recording to: ☒ PREPARER ☒ GRANTEE

Send Tax Statements to: GRANTEE

PREPARER: This document, including legal description, prepared/drafted by:  
Address: 4220 Frieda St.  
City/State/Zip: Klamath Falls, Oregon 97603

Name: Aaron Powless

Signature: \_\_\_\_\_

Phone: 541-882-0758

Tax Parcel/Lot Identifier Number: R-3809-035 CC-01500

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, executed this 18 day of february, 2005, by and between

GRANTOR	GRANTEE
<u>Aaron Powless, an individual,</u> <input checked="" type="checkbox"/> married <input type="checkbox"/> unmarried  Tax/Mailing Address: 4738 Sturdivant Ave. Klamath Falls, Or. 97603	<u>Steve Wilcox, an individual,</u> <input checked="" type="checkbox"/> married <input type="checkbox"/> unmarried  Tax/Mailing Address: 5572 Red Fern Ln. Klamath Falls, Or.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, That the Grantor, for good consideration and for the sum of FIFTY FOUR THOUSAND Dollars & No/100 Dollars (\$54,000.00) in hand paid, by Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee all the right, title, interest and claim which the Grantor has in that certain lot or parcel of land situated in the City of Klamath Falls, County of Klamath, State of Oregon to wit: **SEE ATTACHED DESCRIPTION OF PROPERTY**

Previously referenced as follows: Book/Volume na, Page/Folio na of the Recorder of Klamath County.

THE TOTAL DOLLAR VALUE OF THE CONSIDERATION paid for the property described herein is \$54,000.00.

THE PROPERTY DESCRIBED HEREIN: a) ☒ is not a part of the homestead of Grantor. b) ☐ is a part of the homestead of Grantor, and if Grantor is married, the conveyance is joined by both Grantor and Grantor's spouse who hereby release all rights of dower.

THIS DEED IS BEING RE RECORDED TO ADD THE COMPLETE LEGAL DESCRIPTION

31.00

CH

31-

o/c Steve Wilcox

**TO HAVE AND TO HOLD** the same unto Grantee with all appurtenances thereunto belonging.

And Grantor covenants with Grantee that Grantor and any other person, persons, entity or entities in Grantor's name and behalf or claiming under Grantor shall not or will not hereafter claim or demand any right or title to the premises or any part thereof, but they and each of them shall be excluded and forever barred therefrom except as herein set forth. Right, title, interest and claim hereinabove described is subject to the following exceptions:

ALL EASEMENTS, RIGHTS-OF-WAY, MINERAL RESERVATIONS OF RECORD AND PROTECTIVE COVENANTS, IF ANY.

NOT TO INCLUDE ANY GAS, OIL AND/OR MINERALS, WHICH ARE HEREBY RESERVED BY GRANTOR.

**IN WITNESS WHEREOF**, The said Grantor has caused these presents to be signed by its duly authorized officer on the day and year first above written.

*Aaron Powless*  
Signature of Grantor  
Aaron Powless  
(Print name of Grantor)

*Steve N. Wilcox*  
Signature of Witness  
STEVE N. WILCOX  
Print name of Witness

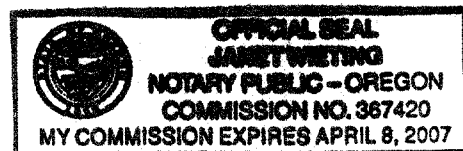
\_\_\_\_\_  
Signature of Witness  
\_\_\_\_\_  
Print name of Witness

State of OREGON  
County of KLAMATH

This instrument was acknowledged before me on Feb. 18<sup>th</sup>, 2005 by Aaron Powless

*Janet Nieting*  
Notary Public (Signature)  
Janet Nieting  
Printed Name of Notary

Notary  
Title  
(Seal)  
My Commission Expires on 4-8-2007



**DESCRIPTION OF PROPERTY  
FOR QUITCLAIM DEED DATED**

February 18, 2005

Grantor: Aaron Powless Grantee: Steve Wilcox

Real Property and all personal effects located at 4220 Frieda St. Empire tract lot 8 legal description R-3809-035CC-01500

The East 75 feet of the West 171 feet of Lot 8, EMPIRE TRACTS,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

Grantor



(Signature)