

2008-006884

Klamath County, Oregon

QUITCLAIM DEED



05/09/2008 10:11:13 AM

Fee: \$26.00

Grantor: Diane Lynn McDaniel
1520 Sargent Avenue
Klamath Falls, OR 97601

Grantee: Rickie Lynn McDaniel
1520 Sargent Avenue
Klamath Falls, OR 97601

Consideration: Dissolution of Marriage

After recording, return to: Rickie Lynn McDaniel
1520 Sargent Avenue
Klamath Falls, OR 97601
Returned @ Counter

Send all property tax statements to: Rickie Lynn McDaniel
1520 Sargent Avenue
Klamath Falls, OR 97601

KNOW ALL MEN BY THESE PRESENTS, that Diane Lynn McDaniel, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto Rickie Lynn McDaniel, 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 there unto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The property commonly known as 1520 Sargent Avenue, Klamath Falls, OR 97601

See attachment

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 the Stipulated General Judgment of Dissolution of Marriage in Klamath County Circuit Court Case No. 08-01757CV in which the court ordered the sole interest in the above-described real property to be given to Rickie Lynn McDaniel.

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.

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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 7th day of May, 2008; 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.

Diane Lynn McDaniel
Diane Lynn McDaniel

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on this 7th day of May, 2008, by Diane Lynn McDaniel.



T. Christine Slay
Notary Public for Oregon
My Commission Expires: 3/13/10

1-1-74

50376

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Ronald Craig Seed and Vickie Lorraine Seed, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Rickie Lynn Mc Daniel and Diane Mc Daniel, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 4, Block 9, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Proof that there are no parties in possession, or claiming to be in possession, other than above vessees.
2. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$24,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26 day of June, 1978, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Ronald Craig Seed
Ronald Craig Seed
Vickie Lorraine Seed
Vickie Lorraine Seed

STATE OF OREGON, Marion ss.
County of Klamath
June 26, 1978.

Personally appeared the above named Ronald Craig Seed and Vickie Lorraine Seed, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 3/21/80

STATE OF OREGON, County of Marion ss.

Personally appeared Ronald Craig Seed and Vickie Lorraine Seed, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording with fee

RECORDED

P. 10.00

Klamath Falls, Oregon

Until a change is requested all tax statements shall be sent to the following address.

RICKIE L. MC DANIEL

1520 SARGENT AVE

KLAMATH FALLS, OR 97601

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 29th day of June, 1978, at 3:47 o'clock P.M., and recorded in book M78 on page 14090 or as file/reel number 50976.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Deborah A. DeLoach Recording Officer
Deputy

Fee \$2.00

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