

2009-013427

Klamath County, Oregon



00074033200900134270020024

10/15/2009 08:26:19 AM

Fee: \$42.00

Return to:  
FIRST AMERICAN TITLE INSURANCE  
RECORDING DIVISION  
2805 ENTERPRISE ROAD STE#300  
CLEARWATER, FL 33759-9966

Until a change is requested all tax statements  
Shall be sent to the following address:  
1351 Crescent Avenue  
Klamath Falls, OR 97601

APN - TAX ID#  
R303184

Above This Line Reserved For Official Use Only

## QUITCLAIM DEED

1-2

10-562566.2 (the purpose of this deed is to add son to title)  
KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged JUDITH MARKS, a widowed woman, residing at 1351 Crescent Avenue, Klamath Falls, OR 97601 hereinafter referred to as "GRANTOR", does hereby remise, release, and forever quitclaim unto JUDITH MARKS, a widowed woman and her son DANIEL MARKS JR., residing at 1351 Crescent Avenue, Klamath Falls, OR 97601 hereinafter "GRANTEES", the following lands and property, together with all improvements located thereon, lying in the County of Klamath State of Oregon to-wit: JUDITH A. MARKS

LOT 22, BLOCK 13 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, GEORGIA.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY

BEING THE SAME PROPERTY AS CONVEYED TO DANIEL MARKS AND JUDITH A. MARKS, HUSBAND AND WIFE BY WARRANTY DEED DATED APRIL 24, 1996 AND RECORDED APRIL 29, 1996 IN VOLUME M96, PAGE 11937 IN KLAMATH COUNTY, OREGON.

ALSO BEING THE SAME PROPERTY AS CONVEYED PER DEATH CERTIFICATE ISSUED JANUARY 3, 2001 AND BEING RECORDED CONCURRENTLY HERewith.

PROPERTY ADDRESS: 1351 Crescent Avenue, Klamath Falls, OR 97601

The legal description was obtained from a previously recorded instrument.

SUBJECT to all easements, right-of way, protective covenants and minerals reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

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 OR ORS 30.930.

The true and actual consideration for this conveyance is \$0.00.

DATED this 14 day of SEPT, 2009.

  
JUDITH MARKS

STATE OF OREGON

}

COUNTY OF KLAMATH }

This instrument was acknowledged before me on SEPT 14 2009 (date) by JUDITH MARKS.

  
Notary Public

RHONDA J YOUNG

Print Name

My Commission Expires: 2-6-11

**This Deed was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search has been performed by the preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. No title search was performed on the subject property by this preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. PREPARER IS NOT RESPONSIBLE FOR CLOSING, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**

Prepared under the supervision of: P. DeSantis, Esquire

By: Law's Specialty Group, Inc. 235 West Brandon Blvd., #191, Brandon, Florida 33511

866-755-6300

