

EOB

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



MAVIS PAULINE MIDDLETON

29910 DREWS ROAD

SPRAGUE RIVER OR 97639

Grantor's Name and Address

ANDREW JAMES, SIMON RHODRI, AIMEE JOHANNA
PRIDEAUX62, BREAN CLOSE, SULLY OREGON 97639, WALES
U.K.

Grantee's Name and Address

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

PAULINE MIDDLETON

P.O. Box 336

SPRAGUE RIVER OR 97639 USA

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

PAULINE MIDDLETON

P.O. Box 336

Sprague River, OR, 97639

2009-015114

Klamath County, Oregon



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SPACE RESEI
FOR
RECORDER'S I

11/25/2009 03:48:54 PM

Fee: \$37.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that MAVIS PAULINE MIDDLETON

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto ANDREW JAMES PRIDEAUX, SIMON RHODRI PRIDEAUX and AIMEE JOHANNA PRIDEAUX, 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:

SCHEDULE A

60868

LOT 21 OF NIMROD RIVER PARK AS SHOWN ON MAP IN OFFICIAL RECORDS OF SAID COUNTY, TOGETHER WITH A PORTION OF LOT 27 OF NIMROD RIVER PARK MORE PARTICULARLY KNOWN AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 21; THENCE S 1degree 04' E ACROSS LOT 27 TO A POINT ON THE NORTHERLY BANK OF THE SPRAGUE RIVER; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERLY BANK OF SAID RIVER TO A POINT, WHICH POINT IS THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WESTERLY SIDELINE OF SAID LOT 21 AND THE NORTHERLY RIVER BANK; THENCE S 76degrees 02' 30" E ALONG THE SOUTHERLY LOT LINE OF SAID LOT TO THE POINT OF BEGINNING.

(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. 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. (The sentence between the symbols ®, 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 11/25/09; 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on November 25, 2009, by Mavis Pauline Middleton.

This instrument was acknowledged before me on _____, by _____, as _____ of _____.



Notary Public for Oregon

My commission expires Mar. 13, 2011