

2009-015349

Klamath County, Oregon



00076289200900153490030031

12/04/2009 10:20:09 AM

Fee: \$47.00

TAX STATEMENTS SAME

AS BELOW

Recording requested by: _____

When recorded, mail to:

GERALD CORNELL

P.O. Box 101

LAKEHEAD, CA 96051

Space above for Recorder's Use Only

Title Order # _____

Escrow # _____

Document Prepared by: _____

Quitclaim Deed

The undersigned Grantor(s) declare:

The Document Transfer Tax is \$ _____

Assessor's Parcel # _____

____ Unincorporated Area or ____ City of _____

____ Tax computed on full value of property conveyed, or

____ Tax computed on full value less value of liens or encumbrances remaining at time of sale

This Quitclaim Deed is made on 4 DECEMBER 2009, between

OWEN WATTS, Grantor(s), of 3207 AUSTIN ST.

KLAMATH FALLS, OR 97603 (address), and GERALD CORNELL AND CHRISTINA L. MORRIS

Grantee(s), of P.O. Box 101, LAKEHEAD, CA 96051 (address).

For valuable consideration, the receipt of which is hereby acknowledged, the Grantor(s) hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee(s), and his or her heirs and assigns, to have and hold forever, located at

KLAMATH FALLS, State of OREGON :

SEE ATTACHED PROPERTY DESCRIPTION:

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2009/2010 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 4 DECEMBER 2009

Owen Phillip Watts
Signature of Grantor

Owen Phillip Watts
Name of Grantor

Signature of Witness #1

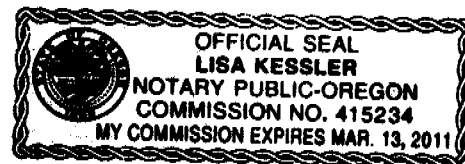
Printed Name of Witness #1

Signature of Witness #2

Printed Name of Witness #2

State of Oregon County of Klamath
On December 4, 2009, the Grantor, Owen Phillip Watts,
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.

Lisa Kessler
Notary Signature



Notary Public,
In and for the County of Klamath State of Oregon
My commission expires: Mar. 13, 2011 Seal

Send all tax statements to Grantee.

ESC

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

OWEN P WATTS
3107 AUSTIN ST
KLAMATH FALLS OR 97603

Grantor's Name and Address

WENDALL G ALLEN
1253 BELLA CT SE
ABAND OR 97322

Grantee's Name and Address

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

OWEN P WATTS
3107 AUSTIN ST
KLAMATH FALLS OR 97603

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

NO CHANGE

2007-020656

Klamath County, Oregon



00036844200700206560010014

SPACE RES: 12/10/2007 02:48:41 PM
FOR
RECORDERS:

Fee: \$21.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that WENDALL G. ALLENhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by OWEN P. WATTS

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, 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:

Beginning at an iron pin on the North 40 line which lies North 89° 49' West, a distance of 508 feet from the iron pin which marks the Northwest corner of Lot 3, in Section 31, Township 37, South, Range 9 East of the Willamette Meridian, running thence, continuing North 89° 49' West, a distance of 167.6 feet to an iron pin; thence South 26° 39' West 214.5 feet to an iron pin; thence South 63° 21' East, a distance of 150 feet to an iron pin; thence North 23° 39' East, a distance of 316.3 feet, more or less, to the place of beginning, being situated in Lot 3 of said Section, Township and Range;

SUBJECT TO: Easement and rights of way of record and those apparent on the land, if any.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

NONE

and that grantor will warrant and forever defend the 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 \$ FULL PAYMENT. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (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 11-26-07; 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.

Wendall G. Allen

STATE OF OREGON, County of Linn

This instrument was acknowledged before me on November 26, 2007
by Wendall G. Allen

This instrument was acknowledged before me on

by

as



Catherine Holst
Notary Public for Oregon

My commission expires April 25, 2009