

2009-015501

Klamath County, Oregon



12/09/2009 09:43:41 AM

Fee: \$47.00

Recording requested by: \_\_\_\_\_

Space above reserved for use by Recorder's Office

When recorded, mail to: \_\_\_\_\_

Document prepared by: \_\_\_\_\_

Name: Clarence Nelson

Name Irene Nelson

Address: 3219 Cannon Ave

Address 3219 Cannon Ave

City/State/Zip: Klamath Falls OR 97603

City/State/Zip Klamath Falls OR 97603

Property Tax Parcel/Account Number: R526755

## Quitclaim Deed

This Quitclaim Deed is made on December 8, 2009, between  
Irene B. Wanley, Grantor, of \_\_\_\_\_  
\_\_\_\_\_, City of Klamath Falls, State of Oregon,  
and Clarence A. Nelson, Grantee, of 3219 Cannon Ave  
\_\_\_\_\_, City of Klamath Falls, State of Oregon.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 3219 Cannon Avenue  
\_\_\_\_\_, City of Klamath Falls, State of Oregon :

See Exhibit - 17

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

Taxes for the tax year of \_\_\_\_\_ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.



THIS SPACE RESERVED FOR RECORDER'S USE

mtc 56645-LW

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After recording return to:

CLARENCE A. NELSON

4647 WINTER AVE #9

KLAMATH FALLS, OR 97603

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

CLARENCE A. NELSON

4647 WINTER AVE. #9

KLAMATH FALLS, OR 97603

Escrow No. MT56645-LW

Title No. \_\_\_\_\_

State of Oregon, County of Klamath

Recorded 03/13/2002 2:11 p m.

Vol M02, Pg 15037

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Ex. A.T. #

'02 MAR 13 PM 3:11

### WARRANTY DEED

M&M ENTERPRISES, A PARTNERSHIP CONSISTING OF KEVIN S. MARSH, BRYAN D. MARSH  
AND GARY E. MARSH.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
CLARENCE A. NELSON and IRENE B. NELSON, husband and wife and IRENE B. WORLEY,  
with the rights of survivorship  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

THE WEST 1/2 OF LOT 20 IN BLOCK 1 OF FIRST ADDITION TO ALTAMONT ACRES,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3909-003CA-02700-000

KEY NO.: 526755

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the 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 for this conveyance is \$ 19,000.00.

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.

Dated this 13th day of MARCH, 2002.

M & M ENTERPRISES

BY: Kevin S. Marsh  
KEVIN S. MARSH, PARTNER

BY: Bryan D. Marsh  
BRYAN D. MARSH, PARTNER

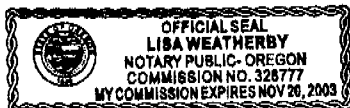
BY: Gary E. Marsh  
GARY E. MARSH, PARTNER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 13, 2002 by KEVIN  
S. MARSH, BRYAN D. MARSH AND GARY E. MARSH.

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/03



Dated: 12/8/09

Irene B Worley  
Signature of Grantor

Irene B Worley  
Name of Grantor

\_\_\_\_\_  
Signature of Witness #1

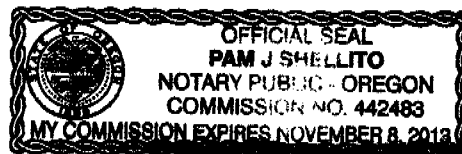
\_\_\_\_\_  
Printed Name of Witness #1

\_\_\_\_\_  
Signature of Witness #2

\_\_\_\_\_  
Printed Name of Witness #2

State of Oregon County of Klamath  
On December 8, 2009, the Grantor, Irene B. Worley,  
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.

Pam Shellito  
Notary Signature



Notary Public,

In and for the County of Klamath State of Oregon

My commission expires: Nov 8, 2013 Seal

Send all tax statements to Grantee.