

NTC 80528

2009-016149

Klamath County, Oregon



00077228200900161490030036

12/28/2009 03:20:00 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Until a change is requested all tax statements  
Shall be sent to the following address:  
16810 River Edge Road  
Klamath Falls, OR 97601

APN - TAX ID#  
3907-036B0-005.00-000

Above This Line Reserved For Official Use Only

## QUITCLAIM DEED

(the purpose of this deed is to remove spouse from 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 JOSEPH L. BRADLEY, SR., and SARAH S. BRADLEY, as tenants by the entirety, residing at 16810 River Edge Road, Klamath Falls, Oregon 97601, hereinafter referred to as "GRANTORS", do hereby remise, release, and forever quitclaim unto JOSEPH L. BRADLEY, SR., a married man, residing at 16810 River Edge Road, Klamath Falls, Oregon 97601, hereinafter "GRANTEE", the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon to-wit:

**LOTS 4 AND 5 IN BLOCK 9, FIRST ADDITION TO KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**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 BUT ARE NOT RE-ESTABLISHED HEREBY.**

**BEING THE SAME PROPERTY AS CONVEYED TO JOSEPH L. BRADLEY, SR., AND SARAH S. BRADLEY, AS TENANTS BY THE ENTIRETY BY WARRANTY DEED FROM JOSEPH L. BRADLEY, SR., DATED JUNE 6, 2001 AND RECORDED JUNE 11, 2001 IN BOOK M01, PAGE 27482 IN KLAMATH COUNTY, OREGON.**

**PROPERTY ADDRESS:** 16810 River Edge Road, Klamath County Falls, Oregon 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.

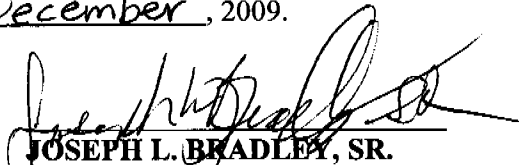
47pmf

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's 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 ORS 30.930.

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

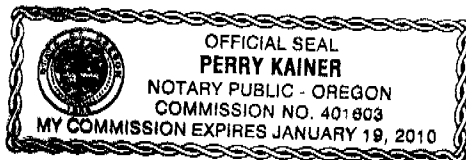
DATED this 13th day of December, 2009.

  
JOSEPH L. BRADLEY, SR.  
}

STATE OF OREGON

COUNTY OF Klamath}

This instrument was acknowledged before me on 12/13/09 (date) by  
JOSEPH L. BRADLEY, SR.



  
Notary Public

Perry Kainer  
Print Name

My Commission Expires: 1/19/2010

*This instrument may be signed in one or more counterparts with the same force and effect as if all required signatures were performed at the same time. One Grantor appears on this page, subsequent Grantor's signature appears on the following page, individually.*

DATED this 13th day of December, 2009. The Grantor executing this instrument specifically acknowledges that she has had the opportunity to seek counsel before her execution hereof, knows that she is relinquishing her interest in the property herein described and executes this document on the day and year first written above holding the preparer of same harmless from any recourse she may have regarding the execution of same.

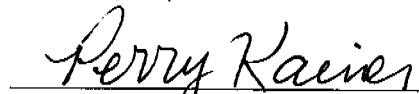
  
SARAH S. BRADLEY

STATE OF OREGON

}

COUNTY OF Klamath

This instrument was acknowledged before me on 12/13/09 (date) by  
SARAH S. BRADLEY.

  
Notary Public

Perry Kainer  
Print Name

My Commission Expires: 1/19/2010

*This instrument may be signed in one or more counterparts with the same force and effect as if all required signatures were performed at the same time. This is the final Grantor and the end of this document.*

**This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this 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. 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 execution of this document, the validity of any power of attorney, if one is being used, 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

