

2010-002396

Klamath County, Oregon



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02/18/2010 09:05:58 AM

Fee: \$37.00

Klamath County
305 Main St, Rm 238
Klamath Falls, OR 97601

Grantor's Name and Address

Mercedes Sperling, Phillip Thomas & Marlyn Thomas
P O Box 83
Bly, OR 97622-0083

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Mercedes Sperling, Phillip Thomas & Marlyn Thomas
P O Box 83
Bly, OR 97622-0083

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Mercedes Sperling, Phillip Thomas & Marlyn Thomas
P O Box 83
Bly, OR 97622-0083

SPACE RESERVED
FOR
RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Klamath County, a political subdivision of the State of Oregon hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Mercedes Sperling and Phillip Thomas & Marlyn Thomas, Husband and Wife, 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: Lots 1 and 2, Block 3, Town of Bly, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and also the following described real property in Klamath County, Oregon, to wit: Beginning at the Southwest corner of said Lot 1; thence along the Westerly line of said Lot, North 2° 47' East 36 feet, more or less, to the Southerly line of that certain parcel of land which is more particularly described in that certain Deed to Clara Taylor which is recorded in Volume 44, Page 341 of Klamath County, Deed Records; thence Westerly along the Southerly line of the parcel of land described in said Deed, 50 feet, more or less, to the Easterly line of that certain parcel of land described in Deed to Mary L. Kilgore, which is recorded in Volume 62, Page 439 of Klamath County, Deed Records; thence Southerly along the Easterly line of the parcel of land described in last above described deed and along said line extended Southerly, 20 feet; thence South 79° 40' East 51.75 feet, more or less, to the point of beginning, being a portion of Lot 2, Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon. **Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.**

(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 for this transfer, is \$10,703.48, *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 2/16/2010; 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 414, 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 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007.

Cheryl Hukill
Cheryl L. Hukill, Chairwoman of the Board

Out of Office Today

William A. Switzer, County Commissioner

John W. Elliott
John W. Elliott, County Commissioner

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on _____

by _____

This instrument was acknowledged before me on February 16, 2010,
by Cheryl Hukill, Chairwoman and John W. Elliott Commissioner
as Commissioners of Klamath County, a political subdivision
of the State of Oregon



Laura Turner
Notary Public for Oregon
My commission expires March 2, 2013