

2010-004469

Klamath County, Oregon



00082633201000044690020021

04/13/2010 09:38:34 AM

Fee: \$42.00

AFTER RECORDING RETURN TO: )  
PLEASE RECORD & RETURN TO: )  
National Advantage Settlement SVC )  
329 Forest Grove Rd, Ste. 201 )  
Coraopolis, PA 15108 )  
Until a change is requested all tax statements )  
Shall be sent to the following address: )  
11204 Hemlock Creek Road )  
Crescent Lake, OR 97733 )  
APN - TAX ID# )  
R158144 )

Sta - 10004160

Above This Line Reserved For Official Use Only

## QUITCLAIM DEED

(the purpose of this deed is to add spouse to 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 ANTHONY S. PRICE also known as Anthony Price, residing at 11204 Hemlock Creek Road, Crescent Lake, Oregon 97733, hereinafter referred to as "GRANTOR", does hereby remise, release, and forever quitclaim unto ANTHONY S. PRICE and DENNY PRICE, husband and wife, residing at 11204 Hemlock Creek Road, Crescent Lake, Oregon 97733, hereinafter "GRANTEES", the following lands and property, together with all improvements located thereon, lying in the County of Klamath State of Oregon to-wit:

**LOT 15 IN BLOCK 4 OF TRACT NO. 1042, TWO RIVERS NORTH, 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 ANTHONY PRICE BY DEED FROM ERNEST ARBUCKLIN, JR. AND MARY ELLEN ARBUCKLIN, CO-TRUSTEES OF THE ARBUCKLE 1992 TRUST DATED JUNE 5, 1992, DATED JANUARY 14, 2004 AND RECORDED JANUARY 20, 2004 IN BOOK M04, PAGE 03383 IN KLAMATH COUNTY, OREGON.**

**PROPERTY ADDRESS:** 11204 Hemlock Creek Road, Crescent Lake, Oregon 97733

*The legal description was obtained from a previously recorded instrument.*



Security  
Title

SUBJECT to all easements, right-of way, protective covenants and minerals reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' 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 OR ORS 30.930.

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

DATED this 25 day of MARCH, 2010.

Anthony S. Price  
ANTHONY S. PRICE

also known as Anthony Price

STATE OF OREGON

}

COUNTY OF Lanc

This instrument was acknowledged before me on March 25, 2010 (date) by ANTHONY S. PRICE also known as Anthony Price.



Claudia Woods  
Notary Public

Claudia Woods  
Print Name

My Commission Expires: 6/4/10

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