

2010-004713

Klamath County, Oregon



00082913201000047130030030

04/20/2010 08:48:49 AM

Fee: \$47.00

After Recording Return to:

Stefanie L. Burke
Hornecker, Cowling, Hassen & Heysell, L.L.P.
717 Murphy Road
Medford, OR 97501

Mail Tax Statements to:

Lance Hill
2341 Stevens Road
Eagle Point, OR 97524

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Rebecca Hill, Lance Hill, Mike Hill and Linda Hill, Grantors, for the consideration hereinafter stated, do hereby remise, release and quitclaim, to Lance Hill, Mike Hill and Linda Hill, Grantees, all their right, title and interest in that real property situated in Klamath County, State of Oregon, described as set forth in Exhibit 1, attached hereto and incorporated by reference herein.

There is no dollar consideration paid for this transfer, however, the actual consideration consists of other value given or promised which is the whole consideration. The purpose of this Quitclaim Deed is to convey all interest of the Grantors in the property to the Grantee, and for the Grantors to disclaim any interest therein.

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 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

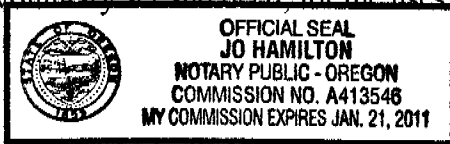
By:


Rebecca Hill

STATE OF OREGON)
) ss.
County of Jackson)

On this 7th day of April, 2010, before me appeared Rebecca Hill, identified to be the person whose
QUITCLAIM -- Page 1 (H:\USER\FILES\29462-001\QC Deed)

name is subscribed to in this instrument, and acknowledged that she executed the same as her free and voluntary act and deed, for the uses and purposes therein stated.

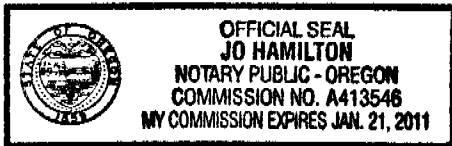


Jo Hamilton
Notary Public For Oregon

By: Lance Hill
Lance Hill

STATE OF OREGON)
) ss.
County of Jackson)

On this 8th day of April, 2010, before me appeared Lance Hill, identified to be the person whose name is subscribed to in this instrument, and acknowledged that he executed the same as his free and voluntary act and deed, for the uses and purposes therein stated.

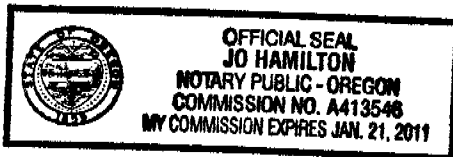


Jo Hamilton
Notary Public For Oregon

By: Mike Hill
Mike Hill

STATE OF OREGON)
) ss.
County of Jackson)

On this 13 day of April, 2010, before me appeared Mike Hill identified to be the person whose name is subscribed to in this instrument, and acknowledged that he executed the same as his free and voluntary act and deed, for the uses and purposes therein stated.

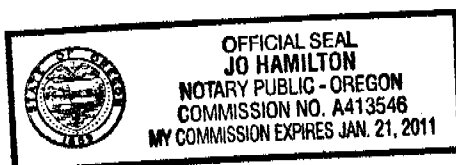


Jo Hamilton
Notary Public For Oregon

By: Linda Hill
Linda Hill

STATE OF OREGON)
) ss.
County of Jackson)

On this 8 day of April, 2010, before me appeared Linda Hill, identified to be the person whose name is subscribed to in this instrument, and acknowledged that she executed the same as her free and voluntary act and deed, for the uses and purposes therein stated.



Jo Hamilton
Notary Public For Oregon

FORM No. 722 - BARGAIN AND SALE DEED (Individual or Corporate)
 NO PART OF ANY STEVENS-DESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

James Marden
1492 Lakewood Dr
Medford, OR 97504
 Grantor's Mailing Address

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After recording, return to (Name, Address, Zip)
Grace Hill
2341 Stevens Rd
Medford, OR 97524

Until requested otherwise, send all the statements to (Name, Address, Zip)
Grace Hill
2341 Stevens Rd
Medford, OR 97524

STATE OF OREGON, County of Klamath
 Recorded 11/24/04 1:59 pm
 Vol M04 Pg 81131
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

SPACE RESERVED FOR RECORDERS USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that James Marden

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Rebecca Hill, Grace Hill, Mike Hill and Lucia Hill hereinafter called grantees, and unto grantees' heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Medford County, State of Oregon, described as follows, to-wit:

The S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 17, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

OF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE

To Have and to Hold the same unto grantor and grantees' heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,500.00. ☐ 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 ψ , 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 Nov 24 2004 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.

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 30.830.

STATE OF OREGON, County of Klamath
 This instrument was acknowledged before me on 11/24/04
 by James Marden
 This instrument was acknowledged before me on _____
 by _____
 as _____



MY COMMISSION EXPIRES ON: _____

Linda Smith
 Notary Public for Oregon
 My commission expires _____