

2010-005101

Klamath County, Oregon



00083356201000051010020022

04/30/2010 08:51:23 AM

Fee: \$42.00

RECORDING REQUESTED BY

GRANTOR'S NAME
VICTORIA J. LOTZ AND ANDREW HOLDSWORTH LOTZ

GRANTEE'S NAME
VICTORIA J. LOTZ AND ANDREW HOLDSWORTH LOTZ

SEND TAX STATEMENTS TO:

VICTORIA J. LOTZ AND ANDREW HOLDSWORTH LOTZ
806 North 2nd Street
Klamath, OR 97601

AFTER RECORDING RETURN TO:

Andy Lotz
P.O. Box 4
WATSON, OR 97440

VICTORIA J. LOTZ AND ANDREW HOLDSWORTH LOTZ
806 North 2nd Street
Klamath, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED – STATUTORY FORM

VICTORIA J. LOTZ AND JOINED IN EXECUTION BY ANDREW HOLDSWORTH LOTZ, HER HUSBAND, Grantor, releases and quitclaims to

VICTORIA J. LOTZ AND ANDREW HOLDSWORTH LOTZ, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY

, Grantee, all right, title and interest in and to the following described real property, situated in the County of Klamath, State of Oregon,

SEE ATTACHED EXHIBIT "A"

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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$ 0.00. See ORS 93.030.

Dated: 4/21/10

Victoria J. Lotz
VICTORIA J. LOTZ

Andrew Holdsworth Lotz
ANDREW HOLDSWORTH LOTZ

STATE OF Oregon
COUNTY OF Lane

STATE OF Oregon
COUNTY OF Lane

This instrument was acknowledged before me on

4-21-2010

By VICTORIA J. LOTZ.

This instrument was acknowledged before me on

4-21-2010

By ANDREW HOLDSWORTH LOTZ.

Christine B Hazelton
NOTARY PUBLIC FOR Oregon
MY COMMISSION EXPIRES 6-13-12

Christine B Hazelton
NOTARY PUBLIC FOR Oregon
MY COMMISSION EXPIRES 6-13-12

This instrument was prepared by: American National Abstract, LLC, Frank P. Dec, Esq., 8940 Main Street, Clarence, NY 14031

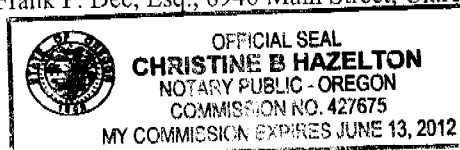


EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

ALL THAT PORTION OF LOTS 1 AND 2 IN BLOCK 102 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 2; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 2 A DISTANCE OF 62.34 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE DIVISION LINE BETWEEN LOTS 2 AND 6 IN SAID BLOCK 102 EXTENDED EAST TO SECOND STREET; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SECOND STREET, TO AN INTERSECTION WITH SAID DIVISION LINE BETWEEN LOTS 2 AND 6 EXTENDED, THENCE SOUTHWESTERLY ALONG SAID DIVISION LINE BETWEEN SAID LOTS 2 AND 6, EXTENDED, TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF LOT 1, BLOCK 102, OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIN AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 1 AND THE LINE BETWEEN LOTS 2 AND 6, OF SAID BLOCK 102, EXTENDED NORTHEASTERLY THROUGH SAID LOT 1 TO SECOND STREET; THENCE SOUTH 63° 22' 30" WEST ALONG SAID NORTHEASTERLY EXTENSION THROUGH LOT 1, A DISTANCE OF 27.11 FEET, TO A 5/8" IRON PIN AT THE TRUE POINT OF BEGINNING; THENCE SOUTH 63° 22' 30" WEST A DISTANCE OF 25.12 FEET, TO A 5/8" IRON PIN ON THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 11° 52' 00" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 12.67 FEET TO A 5/8" IRON PIN; THENCE NORTH 40° 00' 00" EAST A DISTANCE OF 30.88 FEET TO THE TRUE POINT OF BEGINNING.

PROPERTY COMMONLY KNOWN AS: 806 NORTH 2ND STREET, KLAMATH, OR 97601

Our File No. ANA200909437