

2010-007461

Klamath County, Oregon



06/18/2010 02:56:42 PM

Fee: \$42.00

Recording Requested By:

MM PROPERTY INVESTMENTS LLC
4910 Summers Lane
Klamath Falls, OR 97603

**MAIL RECORDED DEED AND
TAX STATEMENTS TO:**

MM PROPERTY INVESTMENTS LLC
4910 Summers Lane
Klamath Falls, OR 97603

Transfer Tax: \$ _____

1st Courtesy

QUITCLAIM DEED

Property Address: 4366 Highland Way, Klamath Falls, OR 97603

W I T N E S S

For \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, **Mark A. Matlick and Anne A. Matlick, husband and wife**, herein called the Grantor, whose current address is 4910 Summers Lane, Klamath Falls, OR 97603, do now hereby remise, release and forever **QUITCLAIM** any and all interest they may have in said real property, described below situated in Klamath County, in the State of Oregon **subject to** all taxes, covenants, conditions, reservations, assessments, restrictions, mortgages, liens, rights of way and easements of record, of whatsoever kind and nature to:

MM PROPERTY INVESTMENTS LLC

(herein called the Grantee)

whose current address is 4910 Summers Lane, Klamath Falls, OR 97603

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 11, SUMMERS HEIGHTS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The Taxes, a lien not yet payable.

This conveyance is made and accepted, and said realty is hereby transferred **SUBJECT TO** any taxes, conditions, covenants and restrictions, liens, encumbrances and mortgages now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

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, OF CHAPTER 424, 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 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

The true consideration for this conveyance is \$1.00. (Here comply with the requirements of ORS 93.030)

IN WITNESS WHEREOF, this Instrument is Executed.

6-18-10
Date

6-18-10
Date

Mark A. Matlick
Mark A. Matlick

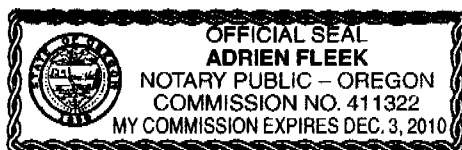
Anne A. Matlick
Anne A. Matlick

ACKNOWLEDGMENT

State of Oregon)
County of Clatsop) ss.

On June 18, 2010, before me the undersigned, a Notary Public in and for said County and State appeared **Mark A. Matlick and Anne A. Matlick** personally known to me (or proven on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within Instrument, and acknowledged to me that the execution of the same in an authorized capacity and that by the signatures on this Instrument the persons or entities upon behalf of which the persons acted executed the Instrument.

WITNESS MY HAND AND OFFICIAL SEAL



Adrien Fleeck
Notary Public
My Commission Expires: 12-3-10