

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Judy C. Thomas

2010-012614

Klamath County, Oregon

Grantor's Name and Address

John Myrtakis
c/o California Union Properties
1562 Tully Rd., Unit A, Modesto, CA
95350

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

John Myrtakis c/o California Union
1562 Tully Rd., Unit A
Modesto, CA 95350

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same as above

SPACE RE:
FOR
RECORDER

10/26/2010 02:11:05 PM

Fee: \$42.00



00092190201000126140020026

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Judy C. Thomas

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

John Myrtakis

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:

715 Hwy 422, Chiloquin, OR 97624

See exhibit "A" attached hereto for complete legal description

SUBJECT TO: EXISTING TRUST DEED OF RECORD. RECORDED SEPTEMBER 7, 2007. IN VOLUME M07 PAGE 15819. 2009-2010 REAL PROPERTY TAXES NOW DUE. 2010-2011 REAL PROPERTY TAXES A LIEN DUE, BUT NOT YET PAYABLE.

(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 paid for this transfer, stated in terms of dollars, is \$ 94,669.19** . ① 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. ② (The sentence between the symbols ①, 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 October 18, 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 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.

**Exact balance

due on existing
note and trust
deed against

subject property. by
NO additional
funds to grantor. of

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on

by Judy C. Thomas

This instrument was acknowledged before me on



OFFICIAL SEAL
TAMARA L MC DANIEL
NOTARY PUBLIC - OREGON
COMMISSION NO. 447986

MY COMMISSION EXPIRES MARCH 31, 2014

Notary Public for Oregon

My commission expires

3/31/14

Exhibit "A"

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

All that portion of Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point bearing North 47° 12' West 760 feet and North 30° 30' East 10.2 feet from the intersection of the Westerly line of LaLakes Avenue with the Northerly line of Chocktoot Street, in the Townsite of West Chiloquin; thence North 47° 12' West parallel and distant 10 feet from the County road, a distance of 60 feet; thence North 30° 30' East parallel to LaLakes Avenue, a distance of 120 feet; thence South 47° 12' East a distance of 60 feet; thence South 30° 30' West a distance of 120 feet to the place of beginning, also known as Lot 22, Spinks Addition to Chiloquin, an unplatted subdivision.

Tax Parcel Number: R198672