

2010-012639

Klamath County, Oregon



00092220201000126390040041

10/27/2010 09:38:26 AM

Fee: \$52.00

Grantor Name and Address:

JAMES C. PHILLIPS  
164 ANGELO ROAD, SE  
PALM BAY, FL 32909

SHIRLEY M. LEGGETT  
2501 EBERLEIN AVENUE  
KLAMATH FALLS, OR 97601

Grantee Name and Address:

JAMES C. PHILLIPS  
SHIRLEY M. LEGGETT  
DARALI S. PHILLIPS  
2501 EBERLEIN AVENUE  
KLAMATH FALLS, OR 97601

After recording, return to:

NADINE JAGUNICH  
KRAMER RADIN, LLP  
280 SECOND STREET  
SUITE 100  
LOS ALTOS, CA 94022

Until requested otherwise, send all tax statements to:

JAMES C. PHILLIPS  
SHIRLEY M. LEGGETT  
DARALI S. PHILLIPS  
2501 EBERLEIN AVENUE  
KLAMATH FALLS, OR 97601

---

**QUITCLAIM DEED**

JAMES C. PHILLIPS, whose address is 164 Angelo Road, S.E., Palm Bay, FL 32909, and SHIRLEY M. LEGGETT, whose address is 2501 Eberlein Avenue, Klamath Falls, OR 97601 (referred to herein as "Grantor"), hereby releases and quitclaims to VIOLET C. PHILLIPS, as to a life estate for her lifetime, remainder to JAMES C. PHILLIPS, an unmarried man, as to an undivided twenty-five percent (25%) interest, SHIRLEY M. LEGGETT, an unmarried woman, as to an undivided twenty-five percent (25%) interest, as joint tenants with right of survivorship, and DARALI S. PHILLIPS, an unmarried woman, as to an undivided fifty percent (50%) interest, whose address is 2501 Eberlein Avenue, Klamath Falls, OR 97601 (referred to herein as "Grantee"), all of Grantor's interest in and to the following described real property located in Klamath County, Oregon:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

EXCEPTIONS of record on file with the County of Klamath, Oregon.

The true consideration for this conveyance is: NONE

Dated: \_\_\_\_\_

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. 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 5-11, CHAPTER 424, OREGON LAWS 2007.

GRANTOR:

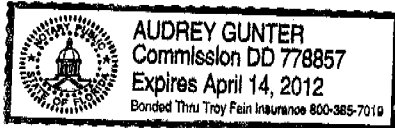
James C Phillips  
James C. Phillips

\_\_\_\_\_  
Shirley M. Leggett

STATE OF Florida )  
COUNTY OF Brevard ) ss.

This instrument was acknowledged before me on Oct 4, 2010, by James C. Phillips.

[Affix Notary Seal]



[Signature]  
SIGNATURE OF NOTARY PUBLIC

My commission expires: 04-14-12

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on \_\_\_\_\_, by Shirley M. Leggett.

[Affix Notary Seal]

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

My commission expires: \_\_\_\_\_

Dated: \_\_\_\_\_

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. 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 5-11, CHAPTER 424, OREGON LAWS 2007.

GRANTOR:

James C. Phillips

Shirley M. Leggett  
Shirley M. Leggett

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, by James C. Phillips.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC

My commission expires: \_\_\_\_\_

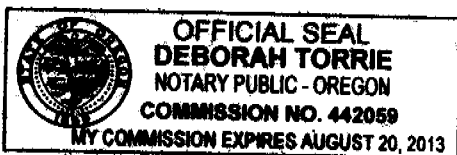
STATE OF Oregon )  
 ) ss.  
COUNTY OF Klamath )

This instrument was acknowledged before me on September 9<sup>th</sup> 2010, by Shirley M. Leggett.

[Affix Notary Seal]

Deborah Torrie  
SIGNATURE OF NOTARY PUBLIC

My commission expires: August 20<sup>th</sup> 2013



**EXHIBIT A**

Legal Description

Easterly 35 feet of Lot 21 and Westerly 15 feet of Lot 22, Block 302, DARROW ADDITION to the city of Klamath Falls, Klamath County, Oregon.

*This instrument has been prepared solely from information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted. The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which any tax may have been calculated.*