

2010-013217

Klamath County, Oregon



00092896201000132170020024

11/15/2010 08:34:34 AM

Fee: \$42.00

After recording, mail to:
Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:
Kevin L. Hamilton
4350 Calimesa Way
Klamath Falls, Oregon 97603

QUITCLAIM DEED

Ronald L. Hamilton, Grantor, releases and quitclaims to Kevin L. Hamilton, Grantee, the following described real property located in Klamath County, Oregon, to-wit:

Lot 3, Block 2, Tract number 1085, COUNTRY GREEN, in the County of Klamath, State of Oregon.

Map Tax Lot: 3909-13AA-00600-000 Key No. 567915

Subject to and excepting reservations, restrictions, easements, and rights of way of record and those apparent upon the land.

This property is commonly known as 4613 Alt Court, Klamath Falls, Oregon 97603.

The consideration for this conveyance is Twenty Thousand Dollars (\$20,000.00).

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.

Dated this 3RD day of Nov., 2010.

GRANTOR

Ronald L. Hamilton

Ronald L. Hamilton

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Ronald L. Hamilton and acknowledged the foregoing instrument to be his voluntary act. Before me:



Vicki Swindler
Notary Public for Oregon
My Commission Expires: 10-8-2013