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2011-002987

Klamath County, Oregon



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03/02/2011 12:42:37 PM

Fee: \$42.00

SPACE RESER
FOR
RECORDER'S

CATHLEEN ETHEL CASEY

10350 YOUNG DRIVE

BONANZA, OREGON 97623

Grantor's Name and Address

JANNA BETH VAUGHN

10350 YOUNG DRIVE

BONANZA, OREGON 97623

Grantee's Name and Address

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

JANNA BETH VAUGHN

10350 YOUNG DRIVE

BONANZA, OREGON 97623

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

JANNA BETH VAUGHN

10350 YOUNG DRIVE

BONANZA, OREGON 97623

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that CATHLEEN ETHEL CASEY

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

JANNA BETH VAUGHNhereinafter 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:

SEE EXHIBIT A

(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 \$ 0.00. ^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. ^① (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 3/2/2011; 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.

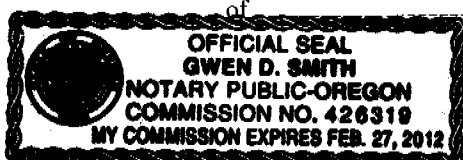
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on March 2, 2011, by Cathleen Ethel Casey

This instrument was acknowledged before me on _____, by _____

as _____

of _____



Gwen D. Smith
Notary Public for Oregon

My commission expires Feb 27, 2012

APN: R399848

Statutory Warranty Deed
- continuedFile No.: 7021-448408 (SAC)
Date: 09/15/2004**EXHIBIT A****LEGAL DESCRIPTION:**

A tract of land situated in Government Lot 3, being the NW 1/4 SW 1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the brass cap monument marking the W 1/4 corner of said Section 31; thence S 89°55'49" E. along the North line of said Government Lot 3, 484.00 feet; thence S 00°05'06" E 900.00 feet; thence N 89°55'49" W 484.00 feet to the west line of said Government Lot 3; thence N 00°05'06" W 900.00 feet to the point of beginning.

TOGETHER WITH the right of ingress and egress over and across a 40 foot strip of land, the north line of which is described as follows: Beginning at a point which is located S 89°55'49" E 484.00 feet and S 00°05'06" E 556.84 feet from the brass cap monument marking the W 1/4 corner of said Section 31; thence S 89°57'09" E 792.41 feet to the east line of said Government Lot 3.