

2011-009423

Klamath County, Oregon



00106115201100094230020026

08/16/2011 09:31:52 AM

Fee: \$42.00

AFTER RECORDING RETURN TO:

David C. Rouse
253 Beverly Way
Gardnerville NV 89460

Until a change is requested all tax statements shall be sent to the following address:

David C. Rouse
253 Beverly Way
Gardnerville NV 89460

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

THIS QUITCLAIM DEED, executed this 9TH day of AUGUST, 2011, by first party, Grantor, BARABARA J. ROUSE, a single woman, to second party, Grantee, DAVID C. ROUSE and MARCY E. RATHJEN ROUSE, husband and wife as joint tenants with right of survivorship.

WITNESSETH, that the said first party does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon to wit:

The following described property situate in Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon;

Section 19: Government Lot 4

Section 30: Government Lots 1 and 2

Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon;

Section 24: That portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$ and E $\frac{1}{2}$ SE $\frac{1}{4}$ lying East of Lost River

Saving and excepting therefrom those portions conveyed to the United States of America, by deeds recorded in Volume 61, page 242, Volume 79, page 131, Volume 85, page 186 and Volume 254, page 181, Deed Records of Klamath County, Oregon.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

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.

The true consideration for this conveyance is \$0.00. (Here comply with the requirements of ORS 93.030)

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Barbara J. Rouse
Barbara J. Rouse

STATE OF Nevada)
COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me on the 9th day of August, 2011, by Barbara J. Rouse.

Gatherine P. Collier
Notary Public

