

2011-009424

Klamath County, Oregon



00106116201100094240020023

08/16/2011 09:33:23 AM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Sara A. Rouse
7006 Keokuk Ave.
Winnetka CA 91306

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

Sara A. Rouse
7006 Keokuk Ave.
Winnetka CA 91306

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, SARA A. ROUSE, a single woman.

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 portion of the Southeast quarter of Southeast quarter of Section 32, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon lying North of the Government Canal, and that portion of the Southwest quarter of Southwest quarter of Section 33, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon lying South of Lost River; and Government Lot 4 and the Southwest quarter of Northwest quarter of Section 4, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, less the following described parcel, to wit:

Beginning at the Southeast corner of the Southwest quarter of the Northwest quarter of said Section 4, and running thence North along the 1/16th line 776 feet; thence West 842 feet; thence South 776 Feet; thence East along the midsection line to the point of beginning.

EXCEPTING THEREFROM that portion lying within the right of way of the U.S.B.R. West Canal and West Langell Valley Road.

ALSO that portion of the NE ¼ of the NE ¼ of Section 5, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, lying North and East of the Langell Valley Irrigation District West Canal.

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.

[Signature]
Notary Public

