## **2011-010362**Klamath County, Oregon

00107322201100103620040044

Chicago Title of Nevada, Inc. AND WHEN RECORDED MAIL TO: JAMES A. WHEELER SR. 12939 OVERLAND DRIVE KLAMATH FALLS, OR 97603

09/14/2011 09:06:57 AM

Fee: \$52.00

PLEASE RECORD & RETURN TO: National Advantage Settlement SVC 329 Forest Grove Rd, Ste. 201 Coraopolis, PA 15108

ESCROW NO	O: 11003203-	020-DH			٠/)	, ·
APN:	14610	A		SPACE ABOVE THIS	LINE FOR RECOR	DER'S USE
OTICLY-	11003203	QUIT	CLAIM	DEED		
THE UND	ERSIGNED GR	ANTOR(S) DECLA	RE(S)	N. 1		
DOC	UMENT TRAN	SFER TAX IS \$0.0	O TRANSFER	TO REMOVE	EX WIFE	
	unincorporat	ed area	☐ City of			
$\square$	computed on	the full value of the	e interest of proj	perty conveyed, or	r is 💹	
	computed on	the full value less t	he value of lien	s or encumbrances	s remaining at tin	e of sale, and
FOR A V	ALUABLE CO	ONSIDERATION,	receipt of which	ch is hereby ack	nowledged,	\
JAM	IES A. WHEI	ELER SR. AND C	HARLENE M	1. WHEELER A	S TENANTS I	N COMMON

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

JAMES A. WHEELER SR., AN UNMARRIED MAN

the following described real property in the County of KLAMATH, State of ORGEON:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

ama While Sy MES A. WHEELER SR.

CHARLENE M. WHEELER

Dated July 26, 2011 STATE OF CALIFORNIA OREGON TO

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature of Notary

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE James A. Wheeler Sr. 12939 Overland Drive Klamath Falls, OR 97603

Name

Street Address

OFFICIAL SEAL JO ANN R SIEBECKE NOTARY PUBLIC - OREGON COMMISSION NO. 439356 MY COMMISSION EXPIRES JULY 6, 2013

FOR NOTARY SEAL OR STAMP

City, State & Zip

MY COMMISSION EX RESOLLY 6, 2013

COMMISSION NOT 138320 NOTAPO JELIC OREGON TO FINA BESECKE

OFFICIAL SEAL

JAMES A. WHEELER SR.

Charlene M. W. Qooler CHARLENE M. WHEELER

Dated

STATE OF CALIFORNIA NV

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\_\_ before me,

personally appeared

otary Public

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

NOTARY PUBLIC STATE OF NEVADA County of Clark D. HOLMES Appt. No. 03-83878-1 My Appl. Expires Jan. 20, 2015

WITNESS my hand and official seal.

Signature of Notary

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE James A. Wheeler Sr. 12939 Overland Drive Klamath Falls, OR

97603

Name

Street Address

City, State & Zip

## Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF Oregon, AND IS DESCRIBED AS FOLLOWS:

## PARCEL 1

LOT 21 IN BLOCK 3 OF TRACT NO. 1083, CEDAR TRAILS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

## PARCEL 2

A TRACT OF LAND SITUATED IN THE N1/2 NE1/4 SW1/4 OF SECTION 20, TOWNSHIP 40 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID N1/2 NE1/4 SW1/4 FROM WHICH THE NORTHEAST CORNER THEREOF BEARS NORTH 00 DEGREES 18' 51" WEST, 633.39 FEET; THENCE SOUTH 00 DEGREES 18' 51" EAST ON SAID EAST LINE, 30.00 FEET TO THE SOUTH LINE OF SAID N1/2 NE1/4 SW1/4; THENCE SOUTH 89 DEGREES 57' 06" WEST ON SAID SOUTH LINE, 921.16 FEET; THENCE NORTH 00 DEGREES 13' 53" WEST, 331.38 FEET; THENCE NORTH 89 DEGREES 55' 57" EAST, 578.17 FEET TO THE BEGINNING OF A 180.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ON SAID CURVE 282.74 FEET TO THE BEGINNING OF A 121.67 FOOT RADIUS CURVE TO THE LEFT; THENCE ON SAID CURVE 191.08 FEET; THENCE NORTH 89 DEGREES 57' 06" EAST, 42.18 FEET TO THE POINT OF BEGINNING.

Parcel ID: 14610

Commonly known as 12939 Overland Drive, Klamath Falls, OR 97603 However, by showing this address no additional coverage is provided