

2011-010362

Klamath County, Oregon



00107322201100103620040044

09/14/2011 09:06:57 AM

Fee: \$52.00

Chicago Title of Nevada, Inc.

AND WHEN RECORDED MAIL TO:

JAMES A. WHEELER SR.

12939 OVERLAND DRIVE

KLAMATH FALLS, OR 97603

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

CTICLV -  
ESCROW NO: 11003203-020-DH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 14610

## QUIT CLAIM DEED

CTICLV-11003203-DH SERVICE CTR

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENT TRANSFER TAX IS \$0.00 TRANSFER TO REMOVE EX WIFE

- ☐ unincorporated area ☐ City of  
☒ computed on the full value of the interest of property conveyed, or is  
☐ computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JAMES A. WHEELER SR. AND CHARLENE M. WHEELER AS TENANTS IN 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.

James A. Wheeler Sr.  
JAMES A. WHEELER SR.

CHARLENE M. WHEELER

Dated July 26, 2011

STATE OF ~~CALIFORNIA~~ OREGON

COUNTY OF KLAMATH } SS.

On July 26, 2011 before me,

JO ANN R. SIEBECKE, Notary Public  
personally appeared JAMES A. WHEELER SR.

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.

Jo Ann R. Siebecke  
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

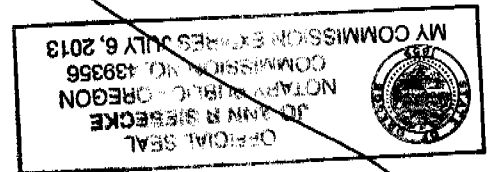
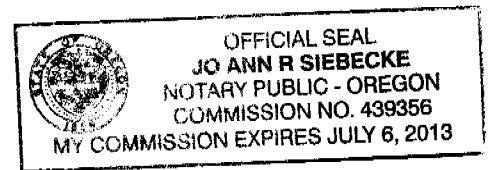
Name

Street Address

Klamath Falls, OR

97603

City, State & Zip



JAMES A. WHEELER SR.

Charlene M. Wheeler  
CHARLENE M. WHEELER

Dated

STATE OF ~~CALIFORNIA~~ NV

COUNTY OF Clark } SS.

On July 27, 2011 before me,

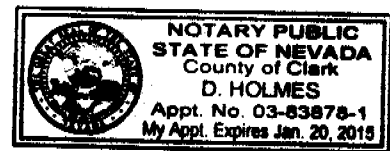
Charlene M. Wheeler Notary Public  
personally appeared

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]  
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