

2011-013864

Klamath County, Oregon



00111449201100138640060069

12/16/2011 09:31:13 AM

Fee: \$62.00

THE ABOVE SPACE PROVIDED FOR RECORDERS USE ONLY  
PREPARED BY:

Josephine A Johnston  
125 N. Blackstone Ave  
Colon, Michigan 49040

WHEN RECORDED RETURN TO:

Shirley M. Jarrett  
1053 7th ST.  
Ramona, California, 92065

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### QUIT CLAIM DEED

On November 14, 2011 THE GRANTOR(S),

- Josephine A Johnston, a single person,
- Shirley M. Jarrett, a single person,
- Josephine A. Johnston, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration conveys, releases and quit claims to the GRANTEE(S):

- Shirley M. Jarrett, 1053 7ST, Ramona, San Diego County, Michigan, 92065,  
the following described real estate, situated in Klamath Falls,, in the County of Klamath Falls,  
State of Oregon:

(legal description): Beginning at a point on the South line of the SE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon which point is North 88 degrees 57' East 330.02 feet from the Southwest corner of said SE 1/4 NW 1/4; thence, North 0 degrees 35' West 888.80 feet along the East line of the E 1/2 W 1/2 W 1/2 SE 1/4 NW 1/4 of said section to a point, which is the true point of the beginning of this discription; thence continuing North 0 degrees 35' West along said East line a distance of 75 feet; thence South 89 degrees 25' West a distance of 135 feet to a point; thence South 0 degrees 35' East a distance of 75 feet;

thence North 89 degrees 25' East 135 feet to the point of begininng, being a part of said E 1/2 W1/2 W 1/2 SE 1/4 W 1/4 of section 2, township 39 South, Range 9 East of the Willamette Meridian, in Klamath, State of Oregon

Grantor does hereby grants, bargain and sell all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A gift among family members where no money is exchanged.

Tax Parcel Number: R-3909-002BD-8300-000 R517943

Mail Tax Statements To:  
Shirley M. Jarrett  
1053 7th ST  
Ramona, California 92065

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. 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.

**Grantor Signatures:**

DATED: 11/14/2011

Josephine A. Johnston  
Josephine A. Johnston  
125 N. Blackstone Ave.  
Colon, Michigan, 49040

POA  
Shirley M. Garrett

STATE OF MICHIGAN, COUNTY OF ST. JOSEPH, ss:

The foregoing instrument was acknowledged before me this 14 day of  
November, 2011, by Josephine A. Johnston.

BETH ADAMS  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF ST JOSEPH  
MY COMMISSION EXPIRES Jan 31, 2013  
ACTING IN COUNTY OF St Joseph

Beth Adams  
Signature of person taking acknowledgment

\_\_\_\_\_  
Title or rank

\_\_\_\_\_  
Serial number, if any

**Grantor Signatures:**

DATED: 11/14/2001

Josephine A. Johnston  
Josephine A Johnston

125 N. Blackstone Ave  
Colon, Michigan, 49040

POA

Shirley Margaret

STATE OF MICHIGAN, COUNTY OF ST. JOSEPH, ss:

The foregoing instrument was acknowledged before me this 14 day of  
November, 2011, by Josephine A Johnston.

BETH ADAMS  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF ST JOSEPH  
MY COMMISSION EXPIRES JAN 31, 2013  
ACTING IN COUNTY OF St. Joseph

Beth Adams

Signature of person taking acknowledgment

\_\_\_\_\_  
Title or rank

\_\_\_\_\_  
Serial number, if any

**Grantor Signatures:**

DATED: 11/14/2011

Shirley M. Jarrett  
Shirley M. Jarrett

STATE OF Michigan, COUNTY OF St Joseph, ss:

BETH ADAMS  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF ST JOSEPH  
MY COMMISSION EXPIRES Jan 31, 2013  
ACTING IN COUNTY OF St Joseph

Beth Adams 11/14/2011  
Notary Public

\_\_\_\_\_  
Title (and Rank)

My commission expires \_\_\_\_\_

TITLE ORDER NO.

ESCRIP NO.

AFTER RECORDING MAIL TO

Shirley M. Jarrett

1053 7th St.

Ramona, Ca. 92065

SPACE ABOVE FOR RECORDER'S USE ONLY

## Power of Attorney

Know All Men by These Presents: That Josephine A. Johnston

the undersigned (jointly and severally, if more than one) hereby make, constitute and appoint my  
daughter, Shirley M. Jarrett

my true and lawful Attorney for me and in my name, place and stead and for my use and benefit:

(a) To ask, demand, sue for, recover, collect and receive each and every sum of money, debt, account, legacy, bequest, interest, dividend, annuity and demand (which now is or hereafter shall become due, owing or payable) belonging to or claimed by me, and to use and take any lawful means for the recovery thereof by legal process or otherwise, and to execute and deliver a satisfaction or release therefor, together with the right and power to compromise or compound any claim or demand;

(b) To exercise any or all of the following powers as to real property, any interest therein and/or any building thereon: To contract for, purchase, receive and take possession thereof and of evidence of title thereto; to lease the same for any term or purpose, including leases for business, residence, and oil and/or mineral development; to sell, exchange, grant or convey the same with or without warranty; and to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure payment of a negotiable or non-negotiable note or performance of any obligation or agreement;

(c) To exercise any or all of the following powers as to all kinds of personal property and goods, wares and merchandise, choses in action and other property in possession or in action: To contract for, buy, sell, exchange, transfer and in any legal manner deal in and with the same; and to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure payment of a negotiable or non-negotiable note or performance of any obligation or agreement;

(d) To borrow money and to execute and deliver negotiable or non-negotiable notes therefor with or without security; and to loan money and receive negotiable or non-negotiable notes therefor with such security as he shall deem proper;

(e) To create, amend, supplement and terminate any trust and to instruct and advise the trustee of any trust wherein I am or may be trustor or beneficiary; to represent and vote stock, exercise stock rights, accept and deal with any dividend, distribution or bonus, join in any corporate financing, reorganization, merger, liquidation, consolidation or other action and the extension, compromise, conversion, adjustment, enforcement or foreclosure, singly or in conjunction with others of any corporate stock, bond, note, debenture or other security; to compound, compromise, adjust, settle and satisfy any obligation, secured or unsecured, owing by or to me and to give or accept any property and/or money whether or not equal to or less in value than the amount owing in payment, settlement or satisfaction thereof;

(f) To transact business of any kind or class and as my act and deed to sign, execute, acknowledge and deliver any deed, lease, assignment of lease, covenant, indenture, indemnity, agreement, mortgage, deed of trust, assignment of mortgage or of the beneficial interest under deed of trust, extension or renewal of any obligation, subordination or waiver of priority, hypothecation, bottomry, charter-party, bill of lading, bill of sale, bill, bond, note, whether negotiable or non-negotiable, receipt, evidence of debt, full or partial release or satisfaction of mortgage, judgment and other debt, request for partial or full reconveyance of deed of trust and such other instruments in writing of any kind or class as may be necessary or proper in the premises.

**Giving and Granting** unto my said Attorney full power and authority to do and perform all and every act and thing whatsoever requisite, necessary or appropriate to be done in and about the premises as fully to all intents and purposes as I might or could do if personally present, hereby ratifying all that my said Attorney shall lawfully do or cause to be done by virtue of these presents. The powers and authority hereby conferred upon my said Attorney shall be applicable to all real and personal property or interests therein now owned or hereafter acquired by me and wherever situate.

My said Attorney is empowered hereby to determine in his sole discretion the time when, purpose for and manner in which any power herein conferred upon him shall be exercised, and the conditions, provisions and covenants of any instrument or document which may be executed by him pursuant hereto; and in the acquisition or disposition of real or personal property, my said Attorney shall have exclusive power to fix the terms thereof for cash, credit and/or property, and if on credit with or without security.

The undersigned, if a married woman, hereby further authorizes and empowers my said Attorney, as my duly authorized agent, to join in my behalf, in the execution of any instrument by which any community real property or any interest therein, now owned or hereafter acquired by my spouse and myself, or either of us, is sold, leased, encumbered, or conveyed.

When the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Witness my hand this 25 day of January, 1979.

STATE OF CALIFORNIA  
COUNTY OF

San Diego

On January 15, 1979  
Before me, the undersigned, a Notary Public in and for said County  
and State, personally appeared Josephine  
A. Johnston

known to me 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.

WITNESS my hand and Official Seal.

(Seal)

Notary Public

