

2012-000183

Klamath County, Oregon



00112286201200001830020025

01/10/2012 08:55:58 AM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Thomas J. Stolp
2985 Teakwood Place
Costa Mesa, CA 92626

Until a change is requested, please forward all
tax statements to:

Thomas J. Stolp
2985 Teakwood Place
Costa Mesa, CA 92626

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Assessor's Account No. R 293257

QUITCLAIM DEED

Grantor Karl Melzer does hereby remit, ~~release and forever quitclaim~~ unto Thomas J. Stolp, Grantee, the following lands and property together with all improvements located in and lying in the County of Klamath, state of Oregon, to wit:

☐ See Legal Description in attached Exhibit "A" incorporated by reference as though set forth in full

☒ Legal Description: SPRAGUE RIVER VALLEY ACRES, Block 6, Lot 14, County of Klamath, City of Klamath falls, State of Oregon

Map: R-3512-035A0-02700-000

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,500.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IN 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 FE 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 OR 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.

SUBJECT to all easements, rights-of-way, protective covenants and mineral restrictions of record, if any.

Taxes for tax year 2012 shall be paid by Grantee.

IN WITNESS WHEREOF, The Grantor has executed this Quitclaim Deed on the 3rd day of January, 2012.

Karl Melzer
39835 River Birch Lane
Murrieta, CA 92563-6369

State of California)
)ss.
County of Riverside)

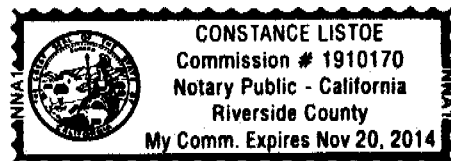
On Jan. 3, 2012 before me, Constance Listoe Notary Public, personally
appeared Karl Melzer, who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the
same in her/his/their authorized capacity(ies), and that by her/his/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 Constance Listoe (Seal)



Grantor

Karl Melzer
39835 River Birch Lane
Murrieta, CA 92563-6369

Grantee

Thomas J. Stolp
2985 Teakwood Place
Costa Mesa, CA 92626