

WCL 92213

2012-001900

Klamath County, Oregon

**RECORDING COVER SHEET**

**ORS 205.234**

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.



00114289201200019000040048

02/21/2012 03:18:44 PM

Fee: \$52.00

**1. AFTER RECORDING RETURN TO -**

Required by ORS 205.180(4) &  
205.238:

**ServiceLink Division  
4000 Industrial Blvd  
Aliquippa, PA 15001**

**2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

**Deed**

**3. DIRECT PARTY / GRANTOR and Address - Required by ORS 234(1)(b)**

**Sean R. Broker**

**Grantor's Address:**

**5202 Villa Dr  
Klamath Falls, OR 97603**

**4. INDIRECT PARTY / GRANTEE and Address - Required by ORS 234(1)(b)**

**JP Morgan Chase**

**Grantee's Address:**

**1111 Polaris Parkway  
Columbus, OH 43240**

- 5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**

**UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING  
ADDRESS:**

**5202 Villa Dr  
Klamath Falls, OR 97603**

**6. TRUE AND ACTUAL**

**CONSIDERATION** - Required by  
ORS 93.030 for an instrument  
conveying or contracting to convey  
fee title or any memorandum of  
such instrument:

**\$247,475.00**

**7. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A  
LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE -**

Required by ORS 312.125(4)(b)(B):

5202 Villa Dr

## **COVER PAGE FOR OREGON DEEDS**

**Grantor:** Sean R. Broker and Janae J. Broker, as tenants in common

**Grantor's Mailing Address:** 5202 Villa Drive, Klamath Falls, Oregon 97603

**Grantee:** Sean R. Broker

**Grantees Mailing Address:** 5202 Villa Drive, Klamath Falls, Oregon 97603

**Type of Document to be Recorded:** QUITCLAIM DEED

**Consideration:** The true consideration for this conveyance is: FOR FULL RELEASE OF ANY EQUITY RESULTING FROM DECREE OF DISSOLUTION 0801895CV

**Prior Recorded Document Reference:** Deed: Recorded \_\_\_\_\_; Book \_\_\_\_\_, Page \_\_\_\_\_, Doc. No. \_\_\_\_\_

**Until a change is requested, all Tax Statements shall be sent to the following address:**

Sean R. Broker  
5202 Villa Drive  
Klamath Falls, Oregon 97603

**After Recording Return To:**

Service Link  
4000 Industrial Boulevard  
Aliquippa, PA 15001

2005780

**Prepared By:**

Leila Hansen, Esq.  
9041 S. Pecos Road, #3900  
Henderson, Nevada 89074

# QUITCLAIM DEED

TITLE OF DOCUMENT

**Sean R. Broker and Janae J. Broker, as tenants in common**, Grantor, releases and quitclaims to **Sean R. Broker**, Grantee, all right title and interest in and to the following described real property, situated in the County of **Klamath**, State of **Oregon**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Tax Account No.: \_\_\_\_\_

Prior Recorded Document Reference: **Deed**: Recorded \_\_\_\_\_; Book \_\_\_\_\_, Page \_\_\_\_\_, Doc. No. \_\_\_\_\_

Subject To: 1. Taxes for the Current fiscal year, paid current  
2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

**The true consideration for this conveyance is: FOR FULL RELEASE OF ANY EQUITY RESULTING FROM DECREE OF DISSOLUTION 0801895CV**

Dated this 11 day of Jan, 2012. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

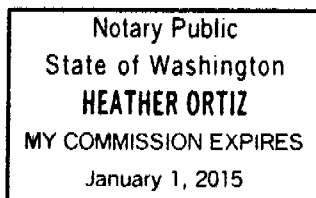
  
Sean R. Broker

  
Janae J. Broker

STATE OF Washington }  
COUNTY OF Benton } SS

This instrument was acknowledged before me this 13<sup>th</sup> day of December, 2011, by **Sean R. Broker and Janae J. Broker.**  
12/13/11

NOTARY STAMP/SEAL



Before Me: 

NOTARY PUBLIC- STATE OF WASHINGTON  
My Commission Expires: 1-1-2015  
HEATHER ORTIZ

# EXHIBIT "A"

## Legal Description

A Parcel of land situated in the County of Klamath, and State of Oregon:

**Lot 7 of Tract 1454 – VILLA PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax ID: R892283