

2012-002424

Klamath County, Oregon



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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.

03/06/2012 03:58:38 PM

Fee: \$47.00

Returned to Counter

1. AFTER RECORDING, RETURN TO:

Required by ORS 205.180(4) & 205.238

Boivin, Uerlings & DiIaconi, P.C.
Attn: James R. Uerlings
803 Main Street, Suite 201
Klamath Falls, OR 97601

2. TITLE(S) FOR THE TRANSACTION(S):

Required by ORS 205.234(1)(a)

Quitclaim Deed

3. DIRECT PARTY / GRANTOR(S):

Name(s) and Address(es)

Required by ORS 205.234(1)(b)

Carolyn Jean Ellis
680 Riverside Drive
Myrtle Creek, OR 97457

4. INDIRECT PARTY / GRANTEE(S):

Name(s) and Address(es)

Required by ORS 205.234(1)(b)

E. Juaniece Ward, as Successor Trustee
of the Elsie Irene Spears Loving Trust
dated August 1, 1997
9605 Gavin Stone Avenue
Las Vegas, NV 89145

**5. UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO:**

Name(s) and Address(es)

For an instrument conveying or contracting to convey
fee title, the information required by ORS 93.260

E. Juaniece Ward, as Successor Trustee
of the Elsie Irene Spears Loving Trust
dated August 1, 1997
9605 Gavin Stone Avenue
Las Vegas, NV 89145

6. TRUE AND ACTUAL CONSIDERATION PAID:

\$32,600.00

QUITCLAIM DEED

Grantor: Carolyn Jean Ellis
680 Riverside Drive
Myrtle Creek, OR 97457
Grantee: E. Juaniece Ward, as Successor Trustee
of the Elsie Irene Spears Loving Trust
dated August 1, 1997
9605 Gavin Stone Avenue
Las Vegas, NV 89145
Consideration: \$32,600.00
After recording, return to:
Boivin, Uerlings & DiIaconi, P.C.
Attn: James R. Uerlings
803 Main Street, Suite 201
Klamath Falls, OR 97601

KNOW ALL MEN BY THESE PRESENTS, that **Carolyn Jean Ellis**, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto **E. Juaniece Ward, as Successor Trustee of the Elsie Irene Spears Loving Trust dated August 1, 1997**, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

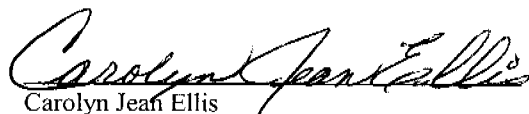
To have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is: \$32,600.00.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010

IN WITNESS WHEREOF, the grantor has executed this instrument this 29 day of February, 2012.


Carolyn Jean Ellis

STATE OF OREGON, County of DOUGLAS) ss.

This instrument was acknowledged before me on Feb 29, 2012 by Carolyn Jean Ellis.



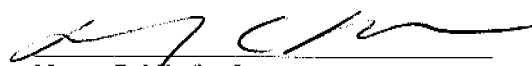

Notary Public for Oregon
My Commission Expires: 7/18/2015

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1

Lot 56, FAIR ACRES SUBDIVISION NO. 1, excepting the North 100 feet of the East 150 feet thereof, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2

The North 100 feet of the East 150 feet of Lot 56, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 3

Lot 57, FAIR ACRES SUBDIVISION NO. 1, excepting the South 51 feet of the East 130 feet thereof, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Parcel Number: R450318 and R450309 and R450327 and M859574 and M27492