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2012-002959

Klamath County, Oregon



00115573201200029590020021

03/21/2012 08:38:07 AM

Fee: \$42.00

SPACE RESERVED  
FOR  
RECORDER'S USESCOTT A. RIENDEAU  
1340 ADDISON ST  
KLAMATH FALLS, OR 97601

Grantor's Name and Address\*

GENEVIEVE PREDMORE  
1972 PORTLAND ST  
KLAMATH FALLS, OR 97601

Grantee's Name and Address\*

After recording, return to (Name and Address):

GENEVIEVE PREDMORE  
1972 PORTLAND ST  
KLAMATH FALLS, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

GENEVIEVE PREDMORE  
1972 PORTLAND ST  
KLAMATH FALLS, OR 97601

\*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that SCOTT A. RIENDEAUhereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto GENEVIEVE PREDMOREhereinafter 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 any way appertaining, situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

SEE ATTACHMENT

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on 3-20-2012; any signature on behalf of a business or other entity is made with the authority of that entity.

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

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on March 20, 2012,  
by SCOTT A. RIENDEAU.

This instrument was acknowledged before me on \_\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Lisa M. Kessler  
Notary Public for OregonMy commission expires March 13, 2015



00099680201100041750010012

03/30/2011 10:29:02 AM

Fee: \$37.00

After recording return to and send all tax statements to the fo  
Scott Riendeau and Genevieve Riendeau  
1340 Addison ST  
Klamath Falls, OR 97601

1660640

STATUTORY  
BARGAIN AND SALE DEED

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc Trust  
2006-WMC2,, Grantor, as to a fee simple interest, conveys to Scott Riendeau,  
AND Genevieve Riendeau, Husband and Wife Grantee(s), the  
following described real property:

LOTS 7, 8, 9 AND THE NORTH HALF OF LOT 10, BLOCK 30, SECOND ADDITION TO KLAMATH  
FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

NOW KNOWN AS PARCELS 1 AND 2 OF LAND PARTITION 52-05, LOCATED IN LOTS 7, 8, 9  
AND  
A PORTION OF 10, BLOCK 30, SECOND ADDITION TO KLAMATH FALLS.

Property ID No: R892622 and R214672

THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS ON  
LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

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, of 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, of chapter 424, Oregon laws 2007.

The true and actual consideration for this conveyance is \$47,000.00(See ORS 93.030).

March 15, 2011

Dated: 3-15-2011

Deutsche Bank National Trust Company, as  
Trustee for Morgan Stanley ABS Capital I Inc  
Trust 2006-WMC2

By:   
Wells Fargo Bank NA, as Attorney in Fact

Thomas E. Gift  
Vice President of Loan Documentation

STATE OF Maryland }  
COUNTY OF Frederick } SS:

On this 17 day of March, 2011, before me personally appeared  
Thomas E. Gift (NAME) as VP Loan Documentation (TITLE) on behalf of Wells  
Fargo Bank, NA to me known to be the individual who executed the foregoing instrument as Attorney in  
Fact for Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc Trust  
2006-WMC2 and acknowledged that he/she signed the same as his/her free and voluntary act and deed as  
Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath states that the  
Power of Attorney authorizing the execution of this instrument has not been revoked and that the said  
principal is now living and is not incompetent.

Given under my hand and official seal the day and year last above written

Dated: March 17 2011

Notary Public in and for the State of MD  
Residing at Frederick  
My appointment expires: 3/10/13

