

2012-006739

Klamath County, Oregon



00120048201200067390020020



THIS SPACE RES

06/20/2012 02:37:29 PM

Fee: \$42.00

After recording return to:

Nathan Ratliff
 602 Main
 Klamath Falls OR 97601

Until a change is requested all tax
 statements shall be sent to:

same as above

File No.: 7021-1878292 (SFK)

Date: May 15, 2012

STATUTORY QUITCLAIM DEED

Gary R. Maxwell, Grantor, releases and quitclaims to **Nathan J. Ratliff as claiming successor of the Small Estate of Esther Carol Badker**, all rights and interest in and to the following described real property:

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

Lot 1 and the Northerly 4.5 feet of Lot 2 of LLOYD'S TRACTS, Klamath County, Oregon

The true consideration for this conveyance is **\$all interest**. (Here comply with requirements of ORS 93.030)

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.

Dated this 17 day of MAY, 20 12.

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APN: R553298

Statutory Quitclaim Deed
- continued

File No.: 7021-1878292 (SFK)
Date: 05/15/2012

Gary R. Maxwell
Gary R. Maxwell

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 17th day of May, 2012
by Gary R. Maxwell.

Cheryl L. Reynolds

Notary Public for Oregon
My commission expires: 2/9/14

