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2012-007391

Klamath County, Oregon



00120797201200073910020022

07/06/2012 09:44:10 AM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

EDNA M. GUIDUCCI

429 N. 9TH ST

KLAMATH FALLS OR 97601

Grantor's Name and Address

ANGELA C. CATALI - ANGEL

2175 BLUEROCK CIRCLE

CONCORD CA 94521

Grantee's Name and Address

see below

After recording, return to (Name and Address):

EDNA M. GUIDUCCI

429 N. 9TH ST

KLAMATH FALLS OR 97601

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

EDNA M. GUIDUCCI

429 N. 9TH ST

KLAMATH FALLS OR 97601

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that EDNA M. GUIDUCCI

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

ANGELA C. CATALI - ANGEL & EDNA M. GUIDUCCI

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 any way appertaining, situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

SEE ATTACHED →

EDNA M. GUIDUCCI
429 N. 9TH ST
KLAMATH FALLS OR 97601
(grantee)

(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 07/06/2012; 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.

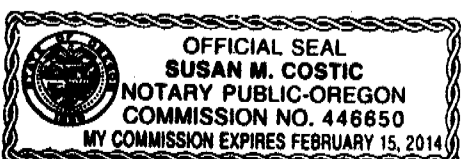
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on July 6, 2012
by EDNA MAE GUIDUCCI

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires 2-15-14

EXHIBIT "A"
LEGAL DESCRIPTION

Title No. 0077773 - ~~123~~
Exorow No. MT7773-DS

A parcel of land situate in Lots 5 and 6 of Block 51 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point 510 feet North 51° 15' West of a point 60 feet North 38° 45' East of the Northeast corner of Block 12 in the City of Klamath Falls; thence North 51° 15' West 50 feet; thence North 38° 45' East 120 feet; thence South 51° 15' East 50 feet; thence South 38° 45' West 120 feet to the place of beginning, having a frontage on Ninth Street of 50 feet and situate in SW1/4 SE1/4 Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.