RETURN TO:	MAIL TAX STATEMENTS:
Brandsness, Brandsness & Rudd, P.C.	Scott and Jean Cannon
411 Pine Street	660 East School Way
Klamath Falls, OR 97601	Redwood Valley, CA 95470

- QUITCLAIM DEED -

Thomas O'Brien, Grantor, whose address is 25100 Vista Murrieta Rd., #1127, Murrieta, CA 92562, releases and quitclaims to Scott and Jean Cannon, Husband and Wife, Grantees, whose address is 660 East School Way, Redwood Valley, CA 95470, all right, title and interest in and to the following described real property commonly known as 3745 Altamont Drive in Klamath County, Oregon, more particularly described as follows:

> Lots 9 and 10, Block 7, Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, saving and excepting therefrom the Easterly 200 feet thereof.

The true and actual consideration for this conveyance is $107,433.95.

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

DATED this 16th day of July, 2012

_____
Thomas O'Brien

STATE OF OREGON   )
) ss
County of Klamath   )

SEE ATTACHED ALL-PURPOSE ACKNOWLEDGMENT

Personally appeared before me this ___ day of _____, 2012, the above-named Thomas O'Brien and acknowledged the foregoing instrument to be his voluntary act.

_____
Notary Public for Oregon
My Commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
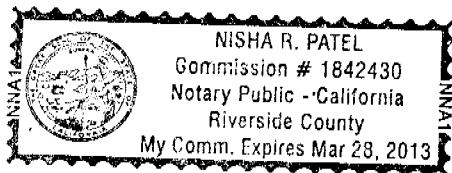
County of _Riverside_

On _July 16, 2012_ before me, _Nisha R Patel A Notry Public_,
Date   Here Insert Name and Title of the Officer

personally appeared _Thomas O'Brien_
                    Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _Nisha R Patel A Notry Public_
          Signature of Notary Public

> NISHA R. PATEL
> Commission # 1842430
> Notary Public - California
> Riverside County
> My Comm. Expires Mar 28, 2013

Place Notary Seal Above

----------------------------- OPTIONAL -----------------------------

Though the Information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _Quitclaim Deed_

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____