

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2012-009528

Klamath County, Oregon



08/28/2012 03:36:42 PM

Fee: \$52.00

SPACE RESERVED
FOR
RECORDER'S USE

Amy Alice Nelson and
Lydia Ann Nelson
1415 Sheridan Ave, Apt 9
Chico, CA 95926

Grantor's Name and Address

Amy Alice Nelson
1415 Sheridan Ave, Apt 9
Chico, CA 95926

Grantee's Name and Address

After recording, return to (Name and Address):

Amy Nelson
1415 Sheridan Ave, Apt 9
Chico, CA 95926

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

Amy Nelson
1415 Sheridan Ave, Apt 9
Chico, CA 95926

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Lydia Ann Nelson

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Amy Alice Nelson 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 Exhibit "A"

AMERITITLE has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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. 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. (The sentence between the symbols ®, 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 August 18, 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.

Lydia Nelson
Joaquín Nelson
Amy Ann

STATE OF OREGON, County of) ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on

by

as

of

PLEASE SEE NOTARY
DOCUMENT ATTACHED

8/25

Please see notary
document attached

08.18.12

Notary Public for Oregon

My commission expires

525

Exhibit "A"

PARCEL 1:

A parcel of land situated in the N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

That portion of the N $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 24 lying southeasterly of the USBR 1-C-1 Drain, northwesterly of the USBR A-4 (G) Lateral and southerly of that property conveyed to the United States of America in Deed Volume 69, Page 519, Records of Klamath County, Oregon.

PARCEL 2:

A parcel of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the NE $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

That portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the NE $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 24 lying southeasterly of the USBR 1-C-1 Drain, westerly of the USBR A-4 (G) Lateral and northerly of that property conveyed to the United States of America in Deed Volume 69, Page 519, Records of Klamath County Oregon.

PARCEL 3:

A parcel of land situated in the NE $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

That portion of the NE $\frac{1}{2}$ SW $\frac{1}{4}$ of said section 24 lying southerly and easterly of the USBR A-4(G) Lateral.

ACKNOWLEDGMENT

State of California
County of Butte

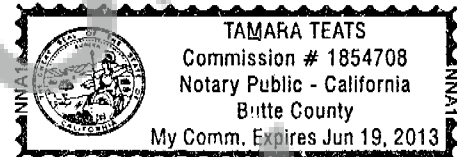
On 08.18.12 before me, Tamara Teats, Notary Public
(insert name and title of the officer)

personally appeared Lydia Ann Nelson
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 Tamara Teats (Seal)



ACKNOWLEDGMENT

State of California
County of Butte

On 8/25/2012 before me, Ryan Carter, Notary Public
(insert name and title of the officer)

personally appeared Amy Nelson
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



(Seal)

