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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS

2012-010510

Klamath County, Oregon



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09/24/2012 09:07:28 AM

Fee: \$42.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Monica J. Hantzmon  
3949 Mack Ave  
Klamath Falls OR 97603

Grantor's Name and Address

WILLIAM E HANTZMON III  
231 Huron Ave Apt E  
Port Huron MI 48060

Grantee's Name and Address

After recording, return to (Name and Address):

WILLIAM E HANTZMON III  
231 Huron Ave Apt E  
Port Huron MI 48060

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

WILLIAM E HANTZMON III  
231 Huron Ave Apt E  
Port Huron MI 48060

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that MONICA J. Hantzmon

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto WILLIAM E. HANTZMON III "As to account by the Entirety", 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 Exhibit A

(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 \$ 2. 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 September 18, 2012; any signature on behalf of a business or other entity is made with the authority of that entity.

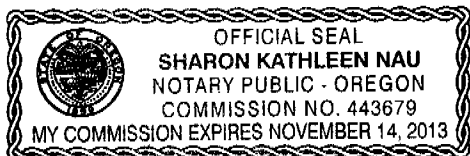
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Monica J. Hantzmon

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on September 18, 2012, by Monica J. Hantzmon

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_, of \_\_\_\_\_



Sharon K. Nau  
Notary Public for Oregon  
My commission expires November 14, 2013

**EXHIBIT A: 3949 Mack Avenue, Klamath Falls, OR**

Beginning at a point which lies N. 1° 14' W. a distance of 680.3 feet and S. 89° 26' W a distance of 430 feet from the iron pin which marks the section corner common to Sections 2, 3, 10, and 11, T 39 S. R. 9 E. W. M., and run thence: Continuation S 89° 26' W. a distance of 200 feet to an iron pin; thence N. 1° 14' W. a distance of 144.1 feet to an iron pin; thence N. 89° 24' E. a distance of 200 feet to an iron pin; thence S. 1° 14' E. a distance of 144.2 feet, more or less, to the point of beginning, said tract containing 0.66 acres, more or less, in the S $\frac{1}{2}$ S $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 3, T.39 S. R. 9 E. W. M. "Subject to an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners across the North and East sides of said lot. Subject to the restriction that no dwelling house shall be placed upon said land less than \$1500.00; that such dwelling house shall be outside and shall be set back at least 20 feet from property line on Mack Avenue, being a road running East and West the Southerly line of above described tract."