

2012-010958

Klamath County, Oregon



00125188201200109580010012

SPACE

10/03/2012 08:39:28 AM

Fee: \$37.00

RECORDER'S USE

Klamath County  
305 Main St, Rm 238  
Klamath Falls, OR 97601

Grantor's Name and Address

Michael N. Kincade  
3900 Hancock Dr  
Sacramento, CA 95821

Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
Michael N. Kincade  
3900 Hancock Dr  
Sacramento, CA 95821

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

Michael N. Kincade  
3900 Hancock Dr  
Sacramento, CA 95821

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Klamath County, a political subdivision of the State of Oregon hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Michael N. Kincade 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, to-wit:

A parcel of land situated in the NE¼ of Section 6, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point which bears S 00°45'25" W a distance of 616.71 feet and W a distance of 150.0 feet from the brass cap monument marking the NE corner of said Section 6; thence continuing West a distance of 150.0 feet to a point; thence S 00° 45' 25" West a distance of 360.0 feet to a point; thence East a distance of 150.0 feet to a point; thence N 00° 45' 25" East a distance of 360.0 feet, more or less, to the point of beginning. Together with an easement 60 feet in width for roadway purposes as created by instrument recorded October 7, 1977, in Volume M77, Page 19171, Microfilm Records of Klamath County, Oregon, and by instrument recorded January 23, 1978, in Volume M78, Page 1393, Microfilm Records of Klamath County, Oregon. Except any portion of said easement lying within the boundaries of that main parcel first above described.

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

(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 \$1,350.00. \*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 deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on October 2, 2012; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, 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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

  
Linda A. Seater, Klamath County Tax Collector

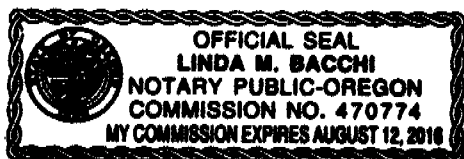
STATE OF OREGON, County of Klamath ) ss.

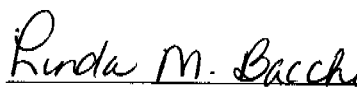
This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

This instrument was acknowledged before me on October 2, 2012

by Linda A. Seater, as Klamath County Tax Collector, duly authorized and directed to sign this instrument in lieu of the Chairman of the Board of County Commissioners of Klamath County, Oregon, and the duly elected qualified and acting Commissioners, respectively, of said County and State; and said Klamath County Tax Collector acknowledged said instrument to be the free act and deed of said County.



  
Linda M. Bacchi

Notary Public for Oregon

My commission expires Aug 12, 2016