

2012-012663

Klamath County, Oregon



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11/14/2012 01:41:51 PM

Fee: \$47.00

## **COVER PAGE FOR OREGON DEEDS**

**Grantor: Melecio Roberto Rodriguez, a married man as to all of his undivided one-half (1/2) interest**

**Grantor's Mailing Address: 5138 Charles Ewell Lane, Woodbridge, Virginia 22193**

**Grantee: Melecio R. Rodriguez and Jannis A. Rodriguez, Trustees under The Melecio R. Rodriguez Trust, dated October 8, 2012**

**Grantee's Mailing Address: 5138 Charles Ewell Lane, Woodbridge, Virginia 22193**

**Type of Document to be Recorded: QUITCLAIM DEED**

**Consideration:** The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

**Prior Recorded Document Reference: Warranty Deed: Recorded July 2, 1974; Book 74, Page 8109**

**Situs Address:** 5420 Old Midland Road  
Klamath Falls, Oregon 97603

**Until a change is requested, all Tax Statements shall be sent to the following address:**

c/o Federico J. Rodriguez  
4443 Maricopa Circle  
Las Cruces, NM 88011

**After Recording Return To:**

uDeed, LLC - 53557  
9041 South Pecos Road, Suite 3900  
Henderson, NV 89074

**Prepared By:**

Melecio Roberto Rodriguez  
5138 Charles Ewell Lane  
Woodbridge, VA 22193

# QUITCLAIM DEED

## TITLE OF DOCUMENT

**Melecio Roberto Rodriguez, a married man as to all of his undivided one-half (1/2) interest,** Grantor, releases and quitclaims to **Melecio R. Rodriguez and Jannis A. Rodriguez, Trustees under The Melecio R. Rodriguez Trust, dated October 8, 2012,** Grantee, all right title and interest in and to the following described real property, situated in the County of **Klamath**, State of **Oregon**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Prior Recorded Document Reference: **Warranty Deed: Recorded July 2, 1974; Book 74, Page 8109**

Subject To: 1. Taxes for the Current fiscal year, paid current  
2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

**The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION**

Dated this 8th day of October, 2012.

If a corporate grantor, it has caused its name to be signed 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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

*Melecio Roberto Rodriguez*

Melecio Roberto Rodriguez

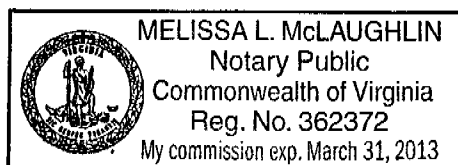
**STATE OF VIRGINIA}**

SS

**COUNTY OF FAIRFAX}**

This instrument was acknowledged before me this 8th day of October, 2012, by **Melecio Roberto Rodriguez.**

**NOTARY STAMP/SEAL**



Before Me:

*M. L. McLaughlin*  
NOTARY PUBLIC- STATE OF \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, TO WIT:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, IN TOWNSHIP 40 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, LYING NORTHEASTERLY OF C-4 CANAL AND LYING SOUTHWESTERLY OF GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY.