

2012-013844

Klamath County, Oregon

12/13/2012 08:17:37 AM

Fee: \$42.00

mtc 94719

This Instrument Prepared By:

Curphey & Badger Law
28100 US Hwy 19 North, Suite 300
Clearwater, Florida 33761

Return To & Mail Tax Statements To:

Gwendolyn D. Smith
4804 Cottage Ave
Klamath Falls, OR 97603

Tax Parcel ID#: R3909-002BD-01900-000

File #: 14767944

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ZERO DOLLARS (\$0.00), and NO other good or valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, GWENDOLYN D. SMITH, a/k/a GWEN D. SMITH, an unmarried woman, hereinafter referred to as "Grantor", does hereby remise, release, and forever quitclaim unto GWENDOLYN D. SMITH, an unmarried woman, hereinafter "Grantee", whose address is 4804 Cottage Ave, Klamath Falls, OR 97603, the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon to-wit:

THE NORTH 150 FEET (AS MEASURED ALONG THE EAST AND WEST LINES) OF TRACT 6, PLEASANT HOME TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ASSESSOR'S PARCEL NO: R3909-002BD-01900-000
PROPERTY ADDRESS: 4804 Cottage Ave, Klamath Falls, OR 97603

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, right-of way, protective covenants and minerals reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

4/2 AMT

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

Taxes for tax year _____ shall be _____ prorated between Grantor and Grantee as of the date selected by Grantors and Grantees, or _____ paid by Grantees', or _____ paid by Grantors'.

The property herein conveyed _____ is not a part of the homestead of Grantors, or _____ is part of the homestead of Grantors.

The true consideration for this conveyance is \$ _____. (Here comply with the requirements of ORS 93.030).

WITNESS Grantors' hand this the 4th day of December, 2012.

Gwendolyn D. Smith
GWENDOLYN D. SMITH, a/k/a
GWEN D. SMITH

This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined or ORS 30.930.

STATE OF OR
COUNTY OF KLAMATH

This instrument was acknowledged before me on DEC. 4, 2012 (date)
GWENDOLYN D. SMITH, a/k/a GWEN D. SMITH.

Joann R. Siebecke
Notary Public
JOANN R. SIEBECKE
Print Name

My Commission Expires: 07-06-2013

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

