

2013-000499

Klamath County, Oregon

01/15/2013 08:55:19 AM

Fee: \$42.00

Commitment Number: 318718

After Recording Return To:
James P. Reed and Amber D. Reed
3665 Anderson Ave., Klamath Falls, OR 97603

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
R578280

QUITCLAIM DEED

James P. Reed, married to grantee **Amber D. Reed**, hereinafter grantor, of **Klamath County, Oregon**, for \$ 1.00 (*one dollar*) in consideration paid, grants and quitclaims to **James P. Reed and Amber D. Reed**, husband and wife, hereinafter grantee, whose tax mailing address is **3665 Anderson Ave., Klamath Falls, OR 97603**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A parcel of land situated in Lot 18 of "SUBDIVISION OF TRACTS 25 to 32 inclusive together with the South 10 feet of TRACTS 33 and 34 of ALTAMONT RANCH TRACTS", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin on the South line of said Lot 18 from which the Southeast corner of said Lot 18 bears South 88°46' East, 366.83 feet; thence North 00°12'00" West, 303.15 feet to a 1/2 inch iron pin on the North line of said Lot 18; thence North 51°09' West along said North lot line, 180.79 feet to a 1/2 inch iron pin; thence leaving said North lot

line South 05°03' 14" East, 299.12 feet to a 1/2 in iron pin; thence South 00°08'00" East, 116.12 feet to a 1/2 inch iron pin on said South lot line; thence South 88°46' East, 115.26 feet to the point of beginning.

Property Address is: 3665 Anderson Ave., Klamath Falls, OR 97603

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 2008005886

Executed by the undersigned on Dec 27, 2012:



James P. Reed

STATE OF ST. KITTS AND NEVIS
COUNTY OF BANSETT

The foregoing instrument was acknowledged before me on 27/12/, 2012 by James P. Reed, who is personally known to me or has produced OREDE 244782 as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Notary Public

ARUDRANAUTH M. GOSSAI
NOTARY PUBLIC
ST. CHRISTOPHER AND NEVIS

This instrument prepared by:

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Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq.,
Attorney At Law, Oregon State Bar Number: 861803.

