

**This Instrument Prepared By:**

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

**Return To & Mail Tax Statements To:**

Ross Hawkins & Anna Hawkins  
1406 Etna Street  
Klamath Falls, OR 97603

**Tax Parcel ID#:** R447751

**File #:** AVE-1231066

## **QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE AND 00/100 DOLLARS (\$1.00), and NO other good or valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, ROSS HAWKINS, hereinafter referred to as "Grantor", whose address 1406 Etna Street, Klamath Falls, OR 97603, do hereby remise, release, and forever quitclaim unto ROSS HAWKINS and ANNA HAWKINS, husband and wife, hereinafter "Grantees", whose address is 1406 Etna Street, 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 LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 9 AND 10 OF EMPIRE TRACTS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST COMER OF SAID LOT 10; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10, 90 FEET; THENCE WEST AT RIGHT ANGLES 142 FEET; MORE OR LESS, TO THE WEST LINE OF SAID LOT 9, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 9, 90 FEET TO THE SOUTH LINE OF FRIEDA STREET; THENCE EAST 142 FEET TO THE PLACE OF BEGINNING.

Parcel ID: R447751

Commonly known as 1406 Etna Street, Klamath Falls, OR 97603

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

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

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

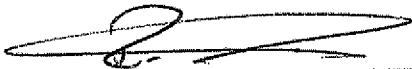
In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

Taxes for tax year \_\_\_\_\_ shall be \_\_\_\_\_ prorated between Grantor and Grantees as of the date selected by Grantor and Grantees, or \_\_\_\_\_ paid by Grantees, or \_\_\_\_\_ paid by Grantor.

The property herein conveyed \_\_\_\_\_ is not a part of the homestead of Grantor, or \_\_\_\_\_ is part of the homestead of Grantor.

The true consideration for this conveyance is \$10.00 (Here comply with the requirements of ORS 93.030).

WITNESS Grantor's hand this the 7<sup>th</sup> day of JAN, 2012. 2013<sup>RA</sup>



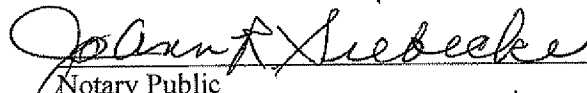
1-7-2013

ROSS HAWKINS

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 CLATSOP

This instrument was acknowledged before me on JAN 7, 2013 (date) by  
ROSS HAWKINS.

  
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 Grantor/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

