

2013-001673

Klamath County, Oregon



00131343201300016730030031

02/13/2013 10:23:39 AM

Fee: \$47.00

The true consideration for this conveyance is \$ 0.00 .

(to comply with O.R.S. 93.030).

Grantor's Name and Address

Virginia Ferrozzo

522 Pacific Terrace

Klamath Falls, OR 97601

Return To:

LSI-LPS

East Recording Solutions

700 Cherrington Parkway

Coraopolis, PA 15108

Until requested otherwise, send all tax

Statements to:

Virginia Ferrozzo & Mark Peter Moore

522 Pacific Terrace

Klamath Falls, OR 97601

Order # 15880273

Above Space Reserved for Recorder's Use

This deed was prepared without the benefit of a title search.

Prepared By: Chris Wells  
101 North Phillips Avenue, Sioux Falls, SD 57104

### QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that **Virginia Ferrozzo**, a married woman, who acquired title without a marital status, whose address is 522 Pacific Terrace, Klamath Falls, OR 97601 (herein referred to as Grantor, whether one or more) for valuable consideration of One Dollar (\$1.00) hereinafter stated does hereby remise, release and forever quitclaim unto **Virginia Ferrozzo and Mark Peter Moore, wife and husband, as Tenants by the Entirety**, whose address is 522 Pacific Terrace, Klamath Falls, OR 97601 (herein referred to as Grantee, whether one or more), and unto Grantee's heirs, successors and assigns, all of the Grantor's right title and interest in and to that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, Oregon, to-wit:

**HOT SPRINGS, BLOCK 40, LOT 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**TAX ACCOUNT # R306181**

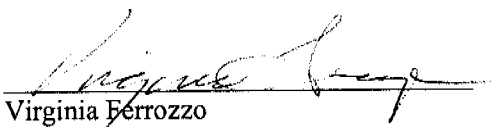
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37(2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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 APPROVED USES AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37(2004)).

**TO HAVE AND TO HOLD** the same unto the said Grantee, his heirs, successors and assigns forever.

**SUBJECT TO** easements, reservations, exceptions, water rights, covenants, conditions and restrictions, if any.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Dated this 22 day of Jan, 20 13.

  
Virginia Ferrozso

STATE OF OREGON )


COUNTY OF Klamath ) SS.

JAN 22, 20 13

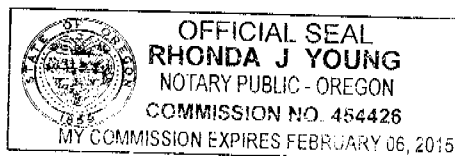
Personally appeared the above named **Virginia Ferrozso** who acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Rhonda J. Young

  
Notary Public for Oregon

My commission expires: 2-6-15



NOTE: The parties are cautioned that by completing and executing this document, legal rights, duties and obligations are created. By signing, the parties acknowledge that they have been advised to seek and obtain independent legal counsel as to all matters contained in the within document prior to signing same and that said parties have obtained advice or choose to proceed without same.

Loan # : 0341047488

**Exhibit A**

LEGAL DESCRIPTION

The following described property:

Hot Springs, Block 40, Lot 4, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Assessor's Parcel No: R306181