

Returned • Counter

2013-001697

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
Matthew T. Parks  
620 Main Street  
Klamath Falls OR 97601



00131375201300016970020024

02/13/2013 03:48:29 PM

Fee: \$42.00

GRANTOR'S NAME AND ADDRESS:

Kathleen J. Hamilton

GRANTEE'S NAME AND ADDRESS:

Charles E. Hamilton  
1902 Esplanade Avenue  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Charles E. Hamilton  
1902 Esplanade Avenue  
Klamath Falls, OR 97601

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS** that Kathleen J. Hamilton, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Charles E. Hamilton, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Beginning at a point on the Southerly line of Lot 13, Block 39, Hot Springs Addition to the City of Klamath Falls, said point being 53 feet distant Northeasterly from the Southwest corner of Lot 13; thence Northwesterly parallel to Esplanade Avenue to the Southeast line of said Esplanade Avenue; thence Northeasterly along the Southeast line of said Esplanade Avenue to a point 50 feet Southwesterly at right angles from the Southwesterly line of the alley dividing Lots 12, 13 and 14, from Lots 11 and 15 of said Block 39; thence Southeasterly parallel to Eldorado Avenue to the Southerly line of Lot 13; thence Southwesterly along said Southerly line 47 feet to the point of beginning, in the County of Klamath, State of Oregon.

To have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00\*.

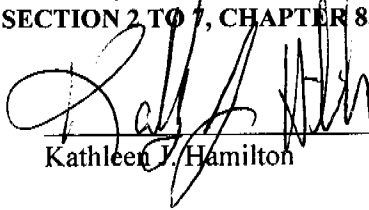
\*Pursuant to the terms of the Stipulated General Judgment of Dissolution of Marriage, Klamath County Circuit Court Case No. 12-03637CV.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 7<sup>th</sup> day of February, 2013; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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,  
CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855,  
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

  
Kathleen J. Hamilton

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 7<sup>th</sup> day of February,  
2013 by Kathleen J. Hamilton.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: