

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2013-004498

Klamath County, Oregon



00134914201300044980010019

04/29/2013 09:46:08 AM

Fee: \$37.00

SPACE RESERVED
FOR
RECORDER'S USE

Wendy E. Hoskins
2510 Sari Dr
Klamath Falls, OR 97601

Grantor's Name and Address

Thomas H. Hoskins
5479 Old Midland Rd
Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Thomas H. Hoskins
5479 Old Midland Rd
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

Thomas H. Hoskins
5479 Old Midland Rd
Klamath Falls, OR 97603

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Wendy E. Hoskins

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto
Thomas H. Hoskins

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 (legal description of property):

A portion of Lot 6 of the "400 Subdivision" according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of Lot 6 of "400 Subdivision"; thence S 89° 34' E, 35 feet to the true point of beginning; thence North parallel with the West lot line of said Lot 6, 480 feet; thence East 742 feet, more or less, to the Westerly right of way line of the Southern Pacific Railroad; thence along said right of way line S 36° 30' E, 573 feet, more or less, to the Southeast corner of said Lot 6; thence N 89° 34' W 1055 feet, more or less, to the point of beginning. The said property is free from all encumbrances except: covenants, conditions, restrictions, easements, limitations, and rights of way of record affecting the herein described property.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

① However, the

actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on April 19, 2013; any signature on behalf of a business or other entity is made with the authority of that entity.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Wendy E. Hoskins

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 19, 2013

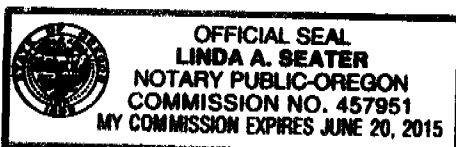
by Wendy E. Hoskins

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires

June 20, 2015