



2013-006841

Klamath County, Oregon

06/17/2013 04:02:16 PM

Fee: \$42.00

mtc 97181

mail Tax Statements to:
~~After Recording Return To:~~

Hallam F. Martin and Alice F. Martin
27625 Westside Road, Klamath Falls, OR 97601

Commitment Number: 359598

RETURN TO:
WFG LENDER SERVICES
RECORDING DEPARTMENT
2625 TOWNSGATE ROAD SUITE 101
WESTLAKE VILLAGE, CA 91361

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
3606-003AB-00300-000

QUITCLAIM DEED

Alice F. Ruger, known now as Alice F. Martin, hereinafter grantor, of **Klamath County, Oregon**, for \$ 0 (Zero dollars) in consideration paid, grants and quitclaims to **Hallam F. Martin and Alice F. Martin, husband and wife as joint tenants with right of survivorship**, hereinafter grantees, whose tax mailing address is **27625 Westside Road, Klamath Falls, OR 97601**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The NE1/4 of Government Lot 2 lying South of Forest Highway 48, Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.
Property Address is: 27625 Westside Road, Klamath Falls, OR 97601

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.

4/2 AMT

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 grantees forever.

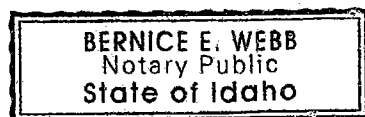
Prior instrument reference: **OPA-329135**

Executed by the undersigned on May 16, 2013:

Alice F. Ruger Alice F. Martin
Alice F. Ruger, known now as Alice F. Martin

STATE OF IDAHO
COUNTY OF BONNER

The foregoing instrument was acknowledged before me on May 16, 2013 by **Alice F. Ruger, known now as Alice F. Martin**, who is personally known to me or has produced _____ 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.



Bernice E. Webb
Notary Public
RESIDING IN SANDPOINT
COMMISSION EXPIRES 11-16-2016

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq., Attorney At Law, Oregon State Bar Number: 861803.