

2013-007731

Klamath County, Oregon

07/09/2013 10:27:40 AM

Fee: \$47.00

After Recording Return to:
TITLE SOURCE
662 WOODWARD AVENUE
DETROIT, MI 48226
File No. 57951288

Mail Tax Statements To:
3838 BARTLETT AVENUE
KLAMATH FALLS, OR 97603

Tax ID No.: R577469

①
57951288-2105811

QUIT CLAIM DEED

STATE OF OREGON
COUNTY OF KLAMATH

THIS INDENTURE made and entered into on this 25 day of June, 2013, by and between **THOMAS R. COTTINGHAM AND SHEILA L. COTTINGHAM, TRUSTEES OR THEIR SUCCESSOR IN TRUST, UNDER THE COTTINGHAM LIVING TRUST DATED FEBRUARY 16, 2012, AND ANY AMENDMENTS THERETO**, 3838 BARTLETT AVENUE, KLAMATH FALLS, OR 97603 hereinafter referred to as Grantor(s) and **THOMAS R. COTTINGHAM AND SHEILA L. COTTINGHAM, HUSBAND AND WIFE, AS JOINT TENANTS**, 3838 BARTLETT AVENUE, KLAMATH FALLS, OR 97603, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in KLAMATH County, OREGON:

SEE ATTACHED EXHIBIT "A"

Also known as: 3838 BARTLETT AVENUE, KLAMATH FALLS, OR 97603
Property Tax ID No.: R577469
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER: 2012-003541, Recorded: 04/05/2012

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$ 1.00. See ORS 93.030.

Assessor's parcel No. R577469

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 25 day of June, 2013.

Thomas R Cottingham, trustee
THOMAS R. COTTINGHAM,
TRUSTEE

Sheila L. Cottingham, Trustee
SHEILA L. COTTINGHAM,
TRUSTEE

STATE OF Oregon
COUNTY OF Klamath

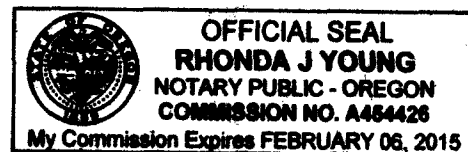
This instrument was acknowledged before me on 6-25-13 by THOMAS R COTTINGHAM TRUSTEE & SHEILA L COTTINGHAM TRUSTEE

NOTARY PUBLIC FOR _____
MY COMMISSION EXPIRES _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by _____.

NOTARY PUBLIC FOR _____
MY COMMISSION EXPIRES _____



**EXHIBIT A
LEGAL DESCRIPTION**

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH,
STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:**

**LOT 34 BLOCK 1, FIRST ADDITION TO KELENE GARDENS ACCORDING TO THE OFFICIAL PLAT
THEREOF IN FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

PARCEL ID: R577469

PROPERTY COMMONLY KNOWN AS: 3838 BARTLETT AVENUE, KLAMATH FALLS, OR 97603