

2013-008035

Klamath County, Oregon



00139245201300080350040045

07/16/2013 10:11:36 AM

Fee: \$52.00

Recording requested by: Nancy L. Nielsen

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Peggy Sue Foults

Name Nancy L. Nielsen

Address: 29759 Avida Dr.

Address 1845 Monrovia Ave. #29

City/State/Zip: Menifee, CA 92584

City/State/Zip Costa Mesa, CA 92627

Property Tax Parcel/Account Number: R181831

"Please mail tax statement to the above name &
Quitclaim Deed address

This Quitclaim Deed is made on June 7, 2013, between

Nancy L. Farmer-Nielsen, Grantor, of 1845 Monrovia Ave. #29
_____, City of Costa Mesa, State of California,

and Peggy Sue Foults, Grantee, of 29759 Avida Dr.
_____, City of Menifee, State of California.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at Klamath Falls Forest Estates Sycan Unit

Block 3, Lot 1 E2E2 City of Klamath Falls, State of OR:

Klamath Falls Forest Estates Sycan Unit
Block 3, Lot 1, E2E2, Acres 10.74
Map R-3313-03100-05500-000
Code: 8

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2013 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

7/1/11-6/30/12 REAL PROPERTY TAX STATEMENT

ACCOUNT NO.: R181831

KLAMATH COUNTY*P.O. BOX 340*KLAMATH FALLS, OR 97601

PROPERTY DESCRIPTION

KLAMATH FALLS FOREST ESTATES SYCAN UNIT,
BLOCK 3, LOT 1 E2E2, ACRES 10.74
ACRES: 10.74

LAST YEAR'S TAX

70.12

See back for explanation of taxes marked with (+)

MAP: R-3313-03100-05500-000
CODE: 008

*Paid 11/10/11
CR # 2059
\$67.43*

FARMER NANCY LEE
1845 MONROVIA AVE #29
COSTA MESA, CA 92627
STATEMENT SE 009046

THIS YEAR'S TAX

EDUCATION:

KLAMATH COUNTY SCHOOLS	28.40
SOUTHERN OREGON EDUCAT	2.47
KLAMATH COMMUNITY COLL	2.89

EDUCATION TOTAL:

33.76

GENERAL GOVERNMENT:

KLAMATH COUNTY	12.15
LIBRARY	3.43
KLAM CTY EMER COMM	1.08
MUSEUM LEVY	0.35

GENERAL GOVERNMENT TOTAL

17.01

EXCLUDED FROM LIMITATION:

KLAMATH LAKE GRAZING	18.75
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EXCLUDED FROM

LIMITATION TOTAL:

18.75

2011-12 PROPERTY
TAX TOTALS

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69.52

VALUES:

LAST YEAR

THIS YEAR

MARKET VALUES:

LAND	8,660	8,230
IMPROVEMENT	0	0

TOTAL VALUE	8,660	8,230
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TAXABLE VALUES:

ASSESSED VA	6,810	7,010
EXEMPTION	0	0

NET TAXABLE:

6,810

7,010

MAKE CHECK PAYABLE TO

KLAMATH COUNTY TAX COLLECTOR

PAY @ TAX OFFICE (305 MAIN STREET)

OR MAIL PAYMENT TO PORTLAND

CREDIT CARD PAYMENT: WWW.KLAMATHCOUNTY.ORG

ASSESSMENT ? CALL 541-883-5111

PAYMENT ? CALL 541-883-4297

If a mortgage company pays your taxes,
This statement is for your records only.

Full Payment with
3% Discount

67.43

2/3 Payment with
2% Discount

45.42

1/3 Payment
No Discount

TOTAL TAX

Please mail tax statements to

"Peggy Sue Foults
29759 Avida Dr.
Menifee CA 92584

Dated: June 7, 2013

Nancy Lee Nielsen
Signature of Grantor

Nancy Lee Nielsen
Name of Grantor

Signature of Witness #1

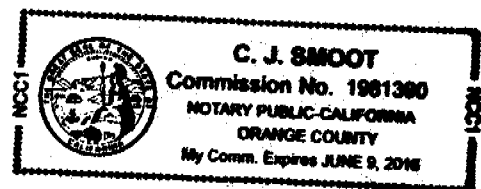
Printed Name of Witness #1

Signature of Witness #2

Printed Name of Witness #2

State of California County of Orange
On June 7, 2013, the Grantor, Nancy^{er} Lee Nielsen,
personally came before me and, being duly sworn, did state and prove that ~~he~~^{she} is the person described
in the above document and that ~~he~~^{she} signed the above document in my presence.

C. J. Smoot
Notary Signature



Notary Public,

In and for the County of Orange State of California

My commission expires: June 9, 2016 Seal

Send all tax statements to Grantee.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
Taxes for the tax year of 2013 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: June 7, 2013

Nancy Lee Nielsen

Signature of Grantor

Signature of Grantor

Nancy Lee Nielsen

Name of Grantor

Name of Grantor

State of California

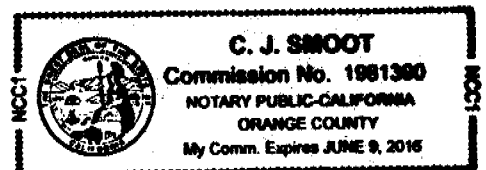
County of Orange } S.S.

On June 7, 2013, before me, C.J. Smoot, Notary Public
(name and title of notary), personally appeared Nancy Lee Nielsen,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the above instrument and acknowledged to me that they ~~he/she~~ executed the instrument in their/
~~his/her~~ authorized capacity. I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Witness my hand and official seal.

C.J. Smoot

Notary Signature



Seal