

2013-008207

Klamath County, Oregon

07/19/2013 09:03:35 AM

Fee: \$47.00

After Recording Return to:
TITLE SOURCE
662 WOODWARD AVENUE
DETROIT, MI 48226
File No. 58080015

Mail Tax Statements To:
1326 PINE CONE DRIVE
CHILOQUIN, OR 97624

Tax ID No.:
3407-027DA-00500-000

① 58080015-2140807

QUIT CLAIM DEED

STATE OF OREGON *wif*
COUNTY OF ~~KLAMATH~~ *Clackamas*

THIS INDENTURE made and entered into on this 15 day of July, 2013, by and between **JANICE A. HUDSON AND RALPH A. HUDSON, AS TRUSTEES OF THE JANICE A. HUDSON TRUST, DATED 5/21/2007**, 1326 PINE CONE DRIVE, CHILOQUIN, OR 97624 hereinafter referred to as Grantor(s) and **JANICE A. HUDSON AND RALPH A. HUDSON, WIFE AND HUSBAND, NOT AS TENANTS IN COMMON BUT WITH THE RIGHTS OF SURVIVORSHIP**, 1326 PINE CONE DRIVE, CHILOQUIN, OR 97624, 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: 1326 PINE CONE DRIVE, CHILOQUIN, OR 97624
Property Tax ID No.: 3407-027DA-00500-000

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: INSTRUMENT NUMBER: 2011-006421, Recorded: 05/24/2011

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. 3407-027DA-00500-000

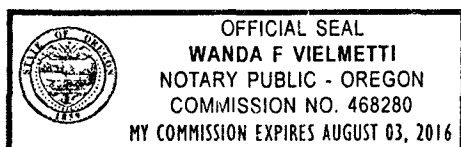
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 15 day of July, 2013.

Janice A. Hudson Trustee
JANICE A. HUDSON, TRUSTEE
Ralph A. Hudson Trustee
RALPH A. HUDSON, TRUSTEE

STATE OF Oregon
COUNTY OF Clackamas

This instrument was acknowledged before me on 7-15-2013 by JANICE A. HUDSON AND RALPH A. HUDSON, AS TRUSTEES OF THE JANICE A. HUDSON TRUST, DATED 5/21/2007.

Wanda F. Vielmetti
NOTARY PUBLIC FOR Oregon
MY COMMISSION EXPIRES 8-3-2016



**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 1, BLOCK 5, PINE RIDGE ESTATES - UNIT 1, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.**

PARCEL ID: 3407-027DA-00500-000

PROPERTY COMMONLY KNOWN AS: 1326 PINE CONE DRIVE, CHILOQUIN, OR 97624