

2013-008743

Klamath County, Oregon

08/01/2013 02:58:06 PM

Fee: \$62.00

After Recording Return to:
TITLE SOURCE
662 WOODWARD AVENUE
DETROIT, MI 48226
File No. 57932295

Mail Tax Statements To:
5817 VALLEYVIEW LANE
KLAMATH FALLS, OR 97601

Tax ID No.: R212941

QUIT CLAIM DEED

(B)

57932295-2198183

STATE OF OREGON
COUNTY OF KLAMATH

THIS INDENTURE made and entered into on this 30 day of July 2013, by and between **MARELL K. WATERS AND MARY C. WATERS, HUSBAND AND WIFE**, 5817 VALLEYVIEW LANE, KLAMATH FALLS, OR 97601 hereinafter referred to as Grantor(s) and **MARELL K. WATERS AND MARY C. WATERS, TRUSTEES OF THE WATERS FAMILY TRUST, UTD JUNE 7, 2007**, 5817 VALLEYVIEW LANE, KLAMATH FALLS, OR 97601, 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: 1832 OREGON AVENUE, KLAMATH FALLS, OR 97601
Property Tax ID No.: R212941
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: _____, Recorded: _____

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. R212941

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 30 day of July, 2013.

Marell K. Waters
MARELL K. WATERS
Mary C Waters
MARY C. WATERS

STATE OF Oregon
COUNTY OF Klamath

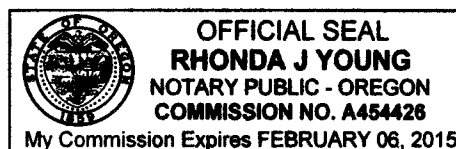
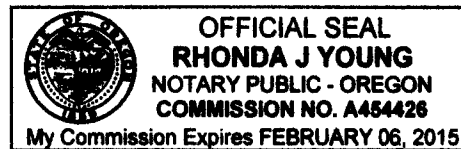
This instrument was acknowledged before me on 7-30-13 by
MARELL K. WATERS.

Rhonda J Young
NOTARY PUBLIC FOR Oregon
MY COMMISSION EXPIRES 2-6-15

STATE OF Oregon
COUNTY OF Klamath

This instrument was acknowledged before me on 7-30-13 by
MARY C. WATERS.

Rhonda J Young
NOTARY PUBLIC FOR Oregon
MY COMMISSION EXPIRES 2-6-15



**EXHIBIT A
LEGAL DESCRIPTION**

COMMENCING AT A POINT ON THE SOUTHWESTERLY LINE OF OREGON AVENUE WHICH LIES 50 FEET SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER OF BLOCK 75 OF BUENA VISTA TO THE CITY OF KLAMATH FALLS, OREGON;

THENCE SOUTHWESTERLY AND PARALLEL WITH THE LINE BETWEEN LOTS 2 AND 3 OF SAID BLOCK A DISTANCE OF 95 FEET;

**THENCE SOUTHEASTERLY PARALLEL WITH OREGON AVENUE A DISTANCE OF 80 FEET;
THENCE NORTHEASTERLY AND PARALLEL WITH THE LINE BETWEEN LOTS 2 AND 3 OF SAID BLOCK A DISTANCE OF 95 FEET TO OREGON AVENUE;**

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF OREGON AVENUE, 80 FEET TO THE POINT OF BEGINNING.

PARCEL ID NUMBER: R212941

PROPERTY COMMONLY KNOWN AS: 1832 OREGON AVENUE, KLAMATH FALLS, OR 97601

After Recording Return to:
TITLE SOURCE
Attn: RECORDING TEAM
662 WOODWARD AVENUE
DETROIT, MI 48226

File No. 57932295
Tax ID No.: R212941

CERTIFICATION OF TRUST

The undersigned declare(s) under penalty of perjury under the laws of the State of OREGON that the following is true and correct:

1. The Trust known as **THE WATERS FAMILY TRUST, UTD JUNE 7, 2007**, is a valid and existing trust. The name(s) of the settlor(s) of the Trust is (are): **MARELL K. WATERS AND MARY C. WATERS**
The name(s) of the currently acting trustee(s) is (are): **MARELL K. WATERS AND MARY C. WATERS**
2. The trustee(s) of the Trust have the following powers (initial applicable line(s)):
☐ Power to acquire additional property.
☐ Power to sell and execute deeds.
☐ Power to encumber, and execute deeds of trust.
☐ Other: _____
3. The Trust is (check one): ☐ Revocable ☐ Irrevocable
The name of the person who may revoke the Trust is: **MARELL K. WATERS AND MARY C. WATERS**
4. The number of trustees who must sign documents in order to exercise the powers of the Trust is (are): _____, whose name(s) is (are): **MARELL K. WATERS AND MARY C. WATERS**.
5. Title to Trust assets is to be taken as follows: **MARELL K. WATERS AND MARY C. WATERS, TRUSTEES OF THE WATERS FAMILY TRUST, UTD JUNE 7, 2007**.
6. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.
7. I (we) am (are) all of the currently acting trustees.
8. I (we) understand that I (we) may be required to provide copies of excerpts from the original Trust documents which designate the trustees and confer the power to act in the pending transaction.

Dated: July 30 2013

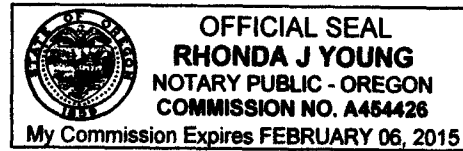
Marell K. Waters Trustee
MARELL K. WATERS, TRUSTEE

Mary C. Waters, Trustee
MARY C. WATERS, TRUSTEE

STATE OF Oregon
COUNTY OF Klamath

This instrument was acknowledged before me on 7-30-13 by
MARELL K WATERS TRUSTEE

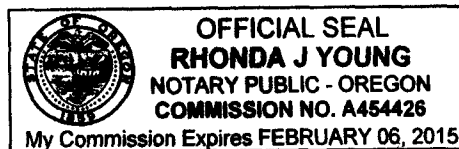
Rhonda J Young
NOTARY PUBLIC FOR Oregon
MY COMMISSION EXPIRES 2-6-15



STATE OF Oregon
COUNTY OF Klamath

This instrument was acknowledged before me on 7-30-13 by
MARY C WATERS TRUSTEE

Rhonda J Young
NOTARY PUBLIC FOR Oregon
MY COMMISSION EXPIRES 2-6-15



**EXHIBIT A
LEGAL DESCRIPTION**

COMMENCING AT A POINT ON THE SOUTHWESTERLY LINE OF OREGON AVENUE WHICH LIES 50 FEET SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER OF BLOCK 75 OF BUENA VISTA TO THE CITY OF KLAMATH FALLS, OREGON;

THENCE SOUTHWESTERLY AND PARALLEL WITH THE LINE BETWEEN LOTS 2 AND 3 OF SAID BLOCK A DISTANCE OF 95 FEET;

**THENCE SOUTHEASTERLY PARALLEL WITH OREGON AVENUE A DISTANCE OF 80 FEET;
THENCE NORTHEASTERLY AND PARALLEL WITH THE LINE BETWEEN LOTS 2 AND 3 OF SAID BLOCK A DISTANCE OF 95 FEET TO OREGON AVENUE;**

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF OREGON AVENUE, 80 FEET TO THE POINT OF BEGINNING.

PARCEL ID NUMBER: R212941

PROPERTY COMMONLY KNOWN AS: 1832 OREGON AVENUE, KLAMATH FALLS, OR 97601