

2013-010861

Klamath County, Oregon

09/25/2013 09:00:28 AM

Fee: \$52.00

After Recording Return to:

TITLE SOURCE

662 WOODWARD AVENUE

DETROIT, MI 48226

File No. 57957030 - 2260741

Mail Tax Statements To:

26877 KIAVO DRIVE

VALLEY CENTER, CA 92082

Tax ID No.:

3909-001DA-01600-000

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QUIT CLAIM DEED (3)

STATE OF OREGON

COUNTY OF KLAMATH

THIS INDENTURE made and entered into on this 18 day of Sept, 2013, by and between **JUDITH I. MILLBURN, AN UNMARRIED WOMAN**, a mailing address of 26877 KIAVO DRIVE, VALLEY CENTER, CA 92082 hereinafter referred to as Grantor(s) and **JUDITH I. MILLBURN, AS TRUSTEE OR THE SUCCESSOR TRUSTEE(S) UNDER THE JUDITH I. MILLBURN TRUST DATED 1/7/2003**, a mailing address of 26877 KIAVO DRIVE, VALLEY CENTER, CA 92082, 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: 2460 WATSON STREET, KLAMATH FALLS, OR 97603

Property Tax ID No.: 3909-001DA-01600-000

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.

*J. M.*

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. 3909-001DA-01600-000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 18 day of Sept., 2013.

Judith I. Millburn  
JUDITH I. MILLBURN

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_

NOTARY PUBLIC FOR \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

*see attached*

## ALL PURPOSE ACKNOWLEDGEMENT

State of California  
County of San Diego

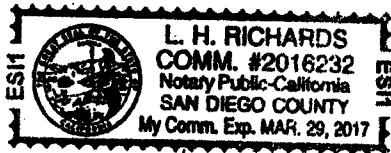
On September 18, 2013 before me, L.H.RICHARDS, Notary Public, personally  
appeared

JUDITH I. MILLBURN

who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is/are subscribed to the within instrument and who acknowledged to me that  
he/she/they executed the same in his/her/their authorized capacity(ies), and by  
his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which  
the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the state of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(seal)



(Signature of Notary)

Document \_\_\_\_\_

PC

**Exhibit A**

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

LOT 31, PIEDMONT HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Parcel ID: 3909-001DA-01600-000

Commonly known as 2460 Watson St, Klamath Falls, OR 97603  
However, by showing this address no additional coverage is provided