

2013-011226

Klamath County, Oregon

AFTER RECORDING RETURN TO:  
Fitch Law Group, PC  
210 SW 5<sup>th</sup> St., Suite 2  
Redmond, OR 97756



00143236201300112260020024

10/03/2013 08:41:06 AM

Fee: \$42.00

TAX STATEMENTS TO BE SENT TO:  
NO CHANGE

### QUITCLAIM DEED

The true and actual consideration for this conveyance is \$1 plus other good and valuable consideration.

KNOW ALL MEN BY THESE PRESENTS, that CAROLYN CHRISTINE KOON, hereinafter called Grantor, does hereby remise, release and quitclaim to SAGE BUILDERS, LLC, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, all right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 2, Tract 1472, RIDGEWATER SUBDIVISION, PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to and excepting Easements, covenants, restrictions and rights of way of record, and the usual printed exceptions and stipulations contained in normal title policies, and any taxes, liens, claims or encumbrances incurred

**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.**

DATED this 26 day of September, 2013

  
CAROLYN CHRISTINE KOON

1 - QUITCLAIM DEED

G:\Clients\EPF\Sage Builders, LLC\SageBuilders,LLC General\Quitclaim Deed (Carolyn to Sage).wpd

FITCH LAW GROUP, PC  
210 SW 5<sup>th</sup> St., Suite 2  
Redmond, OR 97756  
Telephone: 541.316.1588  
Fax: 541.316.1943

STATE OF OREGON

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: ss.

County of Deschutes

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On this 26 day of September, 2013, personally appeared before me the above-named CAROLYN CHRISTINE KOON and acknowledged the foregoing instrument to be her voluntary act and deed.



*Jenifer L Diener*  
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Notary Public for Oregon