

2013-011228

Klamath County, Oregon



00143238201300112280030035

10/03/2013 08:46:58 AM

Fee: \$47.00

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE

**AFTER RECORDING RETURN TO:**

Duke C Branner & Patricia K Branner  
230 Woodruff Rd  
Roseburg, OR 97471

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Quitclaim Deed

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Klamath County  
305 Main St Rm 121  
Klamath Falls, OR 97601

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Duke C Branner & Patricia K Branner  
230 Woodruff Rd  
Roseburg, OR 97471

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ 5,100.00

☐ Other

**5) SEND TAX STATEMENTS TO:**

Duke C Branner & Patricia K Branner  
230 Woodruff Rd  
Roseburg, OR 97471

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE:

(If applicable)

☐

FULL

☐

PARTIAL

**7) The amount of the monetary**

obligation imposed by the order  
or warrant. ORS 205.125(1)(c)

\$

**8) If this instrument is being Re-Recorded, complete the following statement, in**

accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF

Property Sales Dept.

TO CORRECT

addres tenants

PREVIOUSLY RECORDED IN BOOK 2013 AND PAGE 09307 OR AS FEE  
NUMBER

Klamath County  
305 Main St, Rm 121  
Klamath Falls, OR 97601  
Grantor's Name and Address

Dyke C. Beamer  
Patricia K. Beamer  
230 Woodruff Rd.  
Roseburg, OR 97471

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Dyke C. Beamer  
Patricia K. Beamer  
230 Woodruff Rd.  
Roseburg, OR 97471

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Dyke C. Beamer  
Patricia K. Beamer  
230 Woodruff Rd.  
Roseburg, OR 97471

2013-009307  
Klamath County, Oregon

SPACE RE

FC

RECORDED'S USE

00140848201300093070010015

08/14/2013 08:42:54 AM

Fee: \$37.00

STATE OF OREGON)  
County of KLAMATH)  
I CERTIFY that this is a true and correct  
copy of a document in the possession  
of the Klamath County Clerk.

Dated: October 1, 2013  
LINDA SMITH, Klamath County Clerk  
By Bochelle M. Long Deputy

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Klamath County, a political subdivision of the State of Oregon  
hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Dyke C. Beamer and Patricia K. Beamer, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 14, Block 20, Mt Scott Meadows, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon  
R-3107-12D0-03200-000

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.  
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5100.00. \*However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.\* (The sentence between the symbols\*, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to operations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on June 24, 2013; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Before signing or accepting this instrument, the person transferring fee title should inquire about the persons 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, and 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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

Rafael Hernandez  
Rafael Hernandez, Klamath County Tax Collector/Property Manager

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 13, 2013  
by Rafael Hernandez, as Klamath County Tax Collector/Property Manager, duly authorized and directed to sign this instrument in lieu of the Chairman of the Board of County Commissioners of Klamath County, and the duly elected qualified and acting Commissioners, respectively, of said County and State; and said Klamath County Tax Collector/Property Manager acknowledged said instrument to be the free act and deed of said County



Lisa M. Kessler  
Notary Public for Oregon  
My commission expires March 13, 2015

Klamath County  
305 Main St, Rm 121  
Klamath Falls, OR 97601  
Grantor's Name and Address

Dyke C. Beamer  
Patricia K. Beamer  
230 Woodruff Rd.  
Roseburg, OR 97471

Grantee's Name and Address

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Patricia K. Beamer  
230 Woodruff Rd.  
Roseburg, OR 97471

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2013-009307

Klamath County, Oregon

SPACE RE

FC

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RECORDER'S USE

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*add as tenants by the entirety* QUITCLAIM DEED

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Lisa M. Kessler  
Notary Public for Oregon  
My commission expires March 13, 2015