

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRC

2013-011471

Klamath County, Oregon



00143522201300114710010012

10/09/2013 01:42:51 PM

Fee: \$37.00

Angie T. Fleming-Jones

P.O. Box 1026

Klamath Falls, OR, 97601

Grantor's Name and Address

David M. Fleming-Jones

5705 Blue Mountain Dr.

Klamath Falls, OR, 97601

Grantee's Name and Address

After recording, return to (Name and Address):

David M. Fleming-Jones

5705 Blue Mountain Dr.

Klamath Falls, OR, 97601

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

Same as Above

SPACE RESERVED
FOR
RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Angie T. Fleming-Jones

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

David M. Fleming-Joneshereinafter 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 (legal description of property):

Lot 3 of Block 1 in LAWANDA HILLS, TRACT NO. 1002, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING THEREFROM that portion thereof, conveyed to State of Oregon, by and through its Department of Transportation Highway Division, by deed recorded May 19, 1989 in Book M89, page 8706.

xxxx per divorce decree

(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 \$ xxxxxx. ^① 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. ^② (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on October 02, 2013; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on October 9th, 2013 ss.by Angie T. Fleming-Jones

This instrument was acknowledged before me on _____

by _____

as _____

of _____



OFFICIAL SEAL
WHITNEY NICOLE STORY
NOTARY PUBLIC - OREGON
COMMISSION NO. 443854
MY COMMISSION EXPIRES OCTOBER 18, 2013

Whitney N. Story
Notary Public for OregonMy commission expires Oct. 18, 2013