

2013-011785

Klamath County, Oregon



00143898201300117850020028

10/17/2013 02:26:12 PM

Fee: \$42.00

This instrument prepared by:

Ian Early

6565 beaver Rd.

Ravenna, Ohio

44266

Mail recorded deed, and unless requested  
otherwise, send tax statements to:

Ian Early

6565 Beaver Rd

Ravenna, Ohio 44266

Parcel ID: Block 65, lots 20 & 21 of the 5th addition to Nimrod River Park County of Klamath

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**QUITCLAIM DEED**

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BY THIS QUITCLAIM DEED, executed this 17 day of October , 2013 , the grantor,  
Rose M. Emerson of 2681 Graham Blvd., Vale, Oregon 97918

releases and quitclaims to the grantee,  
Ian Early of 6565 Beaver Rd. Ravenna, Ohio 44266

for the true consideration of \$6000

Six Thousand dollars

all the grantor's right, title, interest in and to the following described parcel of land in  
Klamath County, Oregon, legally described as:

Block 65, lots 20 & 21 of the 5th addition to Nimrod River Park County of Klamath

Commonly known as:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Signed, sealed and delivered in presence of:

Rose M. Emerson  
Signature  
Rose M. Emerson  
Print name  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print name  
\_\_\_\_\_  
Capacity

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Signature  
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Print name  
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Capacity

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Signature  
\_\_\_\_\_  
Print name  
\_\_\_\_\_  
Capacity

STATE OF Oregon }  
COUNTY OF Klamath }

On this 17<sup>th</sup> day of October, 20 13, before me, a notary public, personally appeared

Rose M. Emerson

known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me he/she/they freely executed the same.

Lisa M. Kessler  
Notary Public  
Lisa M. Kessler  
Print name  
March 13, 2015  
My commission expires

[SEAL]

