

2013-012450

Klamath County, Oregon



00144709201300124500030032

11/05/2013 03:35:58 PM

Fee: \$47.00

After recording, please send to:

Alice F. Lewis and Jesse W. Martin, Trustees

Po Box 213

Klamath Falls, OR 97601

* Please send tax statements to above address.

Map No. R-3909-002BC-00300-000

Acct. No. R517042

QUITCLAIM DEED

This Quitclaim Deed, executed this 31st day of October, 2013

By Grantor, *Alice F. Lewis*.


To Grantees, *Alice F. Lewis and Jesse W. Martin, as trustees of The Alice F. Lewis and Jesse W. Martin Revocable Living Trust.*

WITNESSETH, that the said Grantor does hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

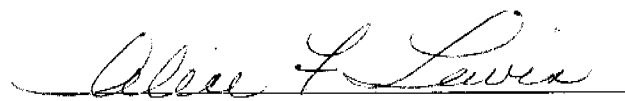
See Exhibit A.

The true actual consideration for this transfer is \$0.00. ORS 93.930.

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

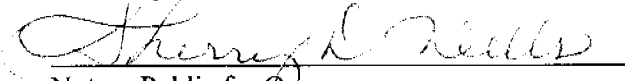

(Signature of Witness)

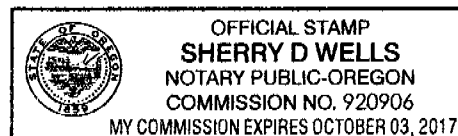
Meka N. Blain
(Printed Name of Witness)


Alice F. Lewis

STATE OF OREGON)
) ss.
County of Klamath)

The above-mentioned person, Alice F. Lewis, appeared before me and acknowledged that she executed the above instrument. Subscribed and sworn to before me this 31st day of October, 2013.


Notary Public for Oregon
My Commission Expires: 10 3 17



KNOW ALL MEN BY THESE PRESENTS, That BROOKS WARNER, REECE WARNER, and MAXINE HANSON, each as to an undivided 1/3 interest as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALICE F. LEWIS, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The South one-half of Lot 11, Block 6, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the West 5 feet conveyed to Klamath County for the widening of Gary Street by instrument recorded June 25, 1965, in Volume 362, page 460, Deed Records of Klamath County, Oregon.

"This instrument will not allow use of the property described in this instrument in violation of applicable, local, state and federal laws and regulations. Before signing or accepting this instrument, the person acquiring the property should check with the appropriate city or county for any special or restricted uses."

MOUNTAIN HILL COMPANY INC.

- continued on the reverse side of this deed -

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor heret / covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 11th day of October, 1985. If a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

California
STATE OF ~~OREGON~~
County of Tehama
October 11, 1985
Personally appeared the above named Maxine Hanson

BROOKS WARNER
REECE WARNER
MAXINE HANSON
STATE OF OREGON, County of Klamath
Oct 16, 1985
Personally appeared BROOKS WARNER and REECE WARNER who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and acknowledged the foregoing instrument to be a voluntary act and deed.
Before me: (see notary on reverse)
Notary Public for Oregon
My commission expires:

and that the seal affixed to the foregoing instrument is the official seal of said corporation and that said instrument was signed by the authorized officers of said corporation by authority of its board of directors and that they acknowledged said instrument to be its voluntary act and deed.
Before me: (see notary on reverse)
Notary Public for Oregon
My commission expires: 5-28-88

Maxine Hanson & Brooks Warner & Reece Warner
1 Wanka Ct. / 15112 SE Linden Lane
Redbluff, CA 96000 / Milwaukie, OR 97222
GRANTOR'S NAME AND ADDRESS
ALICE F. LEWIS
2028 Gary
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS
After recording return to:
SAME AS GRANTEE
NAME, ADDRESS, ZIP
If a change is requested all the statements shall be sent to the following address:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____ at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/roll number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.
Recording Officer
By EXHIBIT Deputy
PAGE 1 OF 2

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986; a lien, not yet due and payable.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

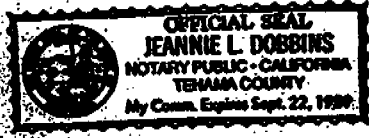
4. Reservations and restrictions, as contained in deed recorded April 26, 1938, in Volume 115, page 303, Deed Records of Klamath County, Oregon, to wit: "excepting and reserving to the first parties their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines, and electric power lines in and upon said premises, and to keep and maintain the same, said right of way to be for the benefit of the lands and premises adjoining the above described land."

STATE OF CALIFORNIA
Tehama County of California

On October 11, 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared Maxine Hanson

_____ personally known to me or proved to me
as the facts of satisfactory evidence to be the person whose name is
inserted in the within instrument, and acknowledged to me that She executed it.

Jeannie L. Davis
NOTARY PUBLIC



STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of _____ the 1st day
of November A.D. 19 85 at 2:42 o'clock P. M. and duly recorded in Vol. M85,
of Deeds on Page 17817

FEB 19 1964
 \$9.00
 Evelyn Biehn
 By John Smith County Clerk

