

2013-012563

Klamath County, Oregon



00144847201300125630020028

11/08/2013 11:54:55 AM

Fee: \$42.00

Prepared by: D'Anira Wiseman
239 N. Arnaz Ave.
Ojai, CA. 93023

Mail Deed and Tax Statement to:

D'Anira Wiseman
239 N. Arnaz Ave.
Ojai, CA. 93023

PIN# 3507-02900-00500-000

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 7 day of October, 20 13, by the Grantor(s),

D'Anira Wiseman And George D. Stott
As Tenants by the entirety
Whose Address is 239 N. Arnaz Ave.
Ojai, CA. 93023

to the Grantee(s),

D'Anira Wiseman Living Trust
239 N. Arnaz Ave.
Ojai, CA. 93023

WITNESSETH, that the said Grantor, for \$1.00, one dollar,

the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee 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, legally described as:

All of Lot 4, Section 29, lying West of the OLD DALLES-CALIFORNIA HIGHWAY, and all of Lot 1, Section 30 lying West of said Highway, all in Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to State of Oregon, by and through its Department of Transportation Highway Division by Warranty Deed recorded August 28, 1981 in Volume M81, page 15346, Microfilm Records of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

Commonly known as: 31900 Modoc Point Rd.
Chiloquin, Oregon 97624

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Signature *George D. Stott*
Print Name George D. STOTT
Capacity: Partner

Signature _____
Print Name _____
Capacity: _____

Signature *Danira Wiseman*
Print Name DANIRA Wiseman
Capacity PARTNER

Signature _____
Print Name _____
Capacity _____

STATE OF CALIFORNIA }

COUNTY OF VENTURA }

{SEAL}

On this 7th day of October, 2013, before me a notary public, personally appeared

George D. STOTT and
D'ANIRA Wiseman, 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.

Notary Public State of CALIFORNIA

{SEAL}

Notary Public Signature *Dale Hanson*

Print Name DALE HANSON

My Commission (is permanent) (expires): 12.08.2013

