

After recording, mail to:

James V. Shanks
Judy M. Shanks
19515 Harpold Road
Malin, Oregon 97632

Mail tax statements to:

James V. Shanks
Judy M. Shanks
19515 Harpold Road
Malin, Oregon 97632

2013-012710

Klamath County, Oregon



00145032201300127100020027

11/13/2013 03:07:07 PM

Fee: \$42.00

QUITCLAIM DEED

Wilma M. Chapman, Grantor, releases and quitclaims to James V. Shanks and Judy M. Shanks, husband and wife, Grantees, the following described real property located in Klamath County, Oregon, to-wit:

See Exhibit A attached hereto.

There is no true and actual consideration for this conveyance, it is done for the purposes of estate planning.

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.

Dated this 13 day of November, 2013.

GRANTOR

Wilma M. Chapman
Wilma M. Chapman

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named Wilma M. Chapman and acknowledged the foregoing instrument to be her voluntary act. Before me,

Dena C. Hadwick
Notary Public for Oregon
My Commission Expires: 7.22.16

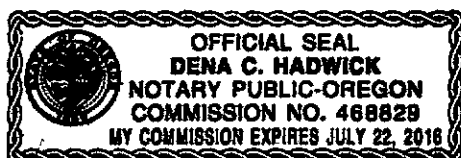


EXHIBIT A

Beginning at the intersection of the Easterly right of way line of the Poe Valley-Malin Road and the section line common to Sections 31 and 32, Township 40 South, Range 12 E.W.M., which point lies 230.5 feet North of the Southeast corner of said Section 31; thence North along said section line 308.0 feet to an iron spike; thence North 79° 30' West 168.0 feet to an iron spike on the said Easterly right of way line; thence Southeasterly along said right of way line 378.0 feet more or less to the point of beginning; containing .51 acres;

SUBJECT TO Easements and rights of way of record or apparent on the land.

Property ID No. R628048

Map Tax Lot No. R-4012-03100-00700-000

A portion of the E 1/2 SE 1/4 Section 31, Township 40 South, Range 12 East of the Willamette Meridian, lying East of the Poe Valley-Malin County Road and more particularly described as follows:

Beginning at the intersection of the Easterly right of way line of the Poe Valley-Malin Road and the section line common to Sections 31 and 32, Township 40 South, Range 12 East of the Willamette Meridian, which point lies 230.5 feet North of the Southeast corner of said Section 31; thence North along said section line 308 feet to an iron spike to the point of beginning; thence North along said section line 1,232 feet to a point; thence West 870 feet more or less to a point on the Easterly right of way line of the Poe Valley-Malin Road; thence Southeasterly along the Poe Valley-Malin Road 1,375 feet more or less to a point, thence East 168 feet more or less to the point of beginning.

Property ID No. R628011

Map Tax Lot No. R5023-03100-00600-000