

2013-013348

Klamath County, Oregon



00145794201300133480030030

12/04/2013 09:03:38 AM

Fee: \$47.00

This Instrument Prepared By:

Curphey & Badger Law
28100 US Hwy 19 North, Suite 300
Clearwater, Florida 33761

Return To & Mail Tax Statements To:

Trahern C. Fox & Sandra M. Fox
825 Hillside Avenue
Klamath Falls, OR 97601

Tax Parcel ID#: R218419

File #: DFS-SS38338-WV

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE AND 00/100 DOLLAR (\$1.00), and NO other good or valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, between TRAHERN C. FOX, as "Grantor", does hereby remise, release, and forever quitclaim unto, TRAHERN C. FOX and SANDRA M. FOX, husband and wife, hereinafter "Grantees", whose address is 825 Hillside Avenue, Klamath Falls, OR 97601, the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: R218419

Commonly known as 825 Hillside Avenue, Klamath Falls, OR 97601

This instrument will 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 approved uses and to determine any limits or lawsuits against farming or forest practices as defined on ORS 30.930.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, right-of way, protective covenants and minerals reservations of record, if any

The true consideration for this conveyance is \$0.00 (Here comply with the requirements of ORS 93.030).

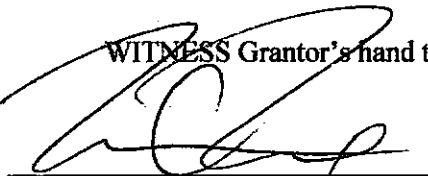
TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

Taxes for tax year _____ shall be _____ prorated between Grantor and Grantees as of the date selected by Grantor and Grantee, or _____ paid by Grantees, or _____ paid by Grantor.

The property herein conveyed _____ is not a part of the homestead of Grantor, or _____ is part of the homestead of Grantor.

WITNESS Grantor's hand this the 22ND day of NOV, 2013.

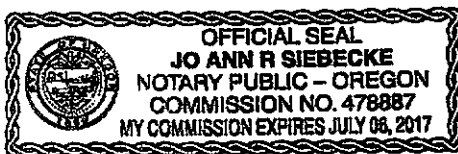

TRAHERN C. FOX

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STATE OF OR

COUNTY OF KLAMATH

This instrument was acknowledged before me on NOV. 22, 2013 (date) by TRAHERN C. FOX.




Notary Public

JOANN R. SIEBECKE
Print Name

My Commission Expires: 7.6.17

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and/or their agents, no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH,
STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

LOT 2, LOMA LINDA HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON

Parcel ID: R218419

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