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NO PART OF ANY STEVENS-NESS FORM MAY BE REPT

2014-000376

Klamath County, Oregon



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01/15/2014 01:16:45 PM

Fee: \$42.00

John W. Smith and Janiece L. Smith

46715 Sycan Road  
Beatty, OR 97621

Grantor's Name and Address

Janiece L. Smith

46715 Sycan Road  
Beatty, OR 97621

Grantee's Name and Address

After recording, return to (Name and Address):

Janiece L. Smith

P.O. Box 309

Beatty, OR 97621

Until requested otherwise, send all tax statements to (Name and Address):

Janiece L. Smith

PO Box 309

Beatty, OR 97621

SPACE RESERVED  
FOR  
RECORDER'S USE

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that John W. Smith and Janiece L. Smith

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Janiece L. Smith

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

The NW 1/4 of the SE 1/4 of Section 31, Township 35 South, Range 13, East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion Southeast of centerline of Ivory Pines Road. ALSO EXCEPTING any portion thereof lying within Ivory Pines Road.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on November Dec 11, 2013; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on Dec 11, 2013

by ~~John W. Smith~~ John W. Smith

This instrument was acknowledged before me on Dec 11, 2013

by ~~Janiece L. Smith~~ Janiece L. Smith

as Notary Public

of Bonanza, OR



Tina Young

Notary Public for Oregon

My commission expires 7-23-17