

2014-001809

Klamath County, Oregon



00149222201400018090040045

03/04/2014 09:15:50 AM

Fee: \$57.00

**RECORDING COVER SHEET
FOR CONVEYANCES, PER ORS 205.234**

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.

Troy Choate PO Box 2193 La Pine Oregon 97739

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).

Note: Transaction as defined by ORS 205.010 "means any action required or permitted by state law or rule or federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Quitclaim Deed

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.

Lisa C. Choate, a single woman, whose address is:
441 Bonner Lane
Crescent Oregon 97733

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.

Troy Choate, a single man, whose address is:
441 Bonner Lane
Crescent Oregon 97733

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

One Thousand Dollars and No Cents

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING

ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Troy Choate
PO Box 2193 La Pine Oregon 97739

Prepared by: Lisa Choate

441 Bonner Lane
Crescent Oregon 97733

Mail Deed and Tax Statement to:

Troy Choate
PO Box 2193
La Pine Oregon 97739
PIN# R154451

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 28 day of February , 2014 , by the Grantor(s),

Lisa C. Choate, a single woman, whose address is:
441 Bonner Lane
Crescent, Oregon 97733

to the Grantee(s),

Troy Choate, a single man, sole ownership, whose address is:
441 Bonner Lane
Crescent, Oregon 97733

WITNESSETH, that the said Grantor, for true and actual consideration of \$1000.00

One Thousand Dollars and No Cents

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:

See Exhibit "A"

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: 441 Bonner Lane, Crescent, Oregon 97733

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 *Lisa C. Choate*
Print Name Lisa C. Choate
Capacity: Grantor

Signature _____
Print Name _____
Capacity: _____

Signature _____
Print Name _____
Capacity _____

Signature _____
Print Name _____
Capacity _____

STATE OF Oregon }

COUNTY OF Klamath } {SEAL}

On this 28th day of February, 2014, before me a notary public, personally appeared
Lisa C. Choate

_____, 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 OR Oregon
Notary Public Signature *Alice L. Bishop*
Print Name Alice L. Bishop
My Commission (is permanent) (expires) 8-19-2014



Exhibit A

A parcel of land situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point which is North 39°40' East 209 feet from a point which is South 39°40' West, 209 feet and South 50°20' East 499 feet from the intersection of the South Line of Crescent, Oregon and the Easterly line of Main Street of Crescent, Oregon, thence North 50°20' West 199 feet; thence North 39°40' East to a point on said line which is 60 feet Southerly on said line of the intersection of said line and the North Line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence Southerly and parallel to the East line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 139 feet to a point; thence Easterly and parallel to the North line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$, a distance of 30 feet to a point; thence Southerly and parallel to the East line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$, a distance of 200 feet to a point; thence North 50°20' West a distance of 32 feet more or less to the point of beginning.