

2014-002875

Klamath County, Oregon



04/03/2014 10:26:30 AM

Fee: \$47.00

After Recording Return to:

Stefanie L. Burke
Hornecker, Cowling, Hassen & Heysell, L.L.P.
717 Murphy Road
Medford, OR 97501

Mail Tax Statements to:

Lori A. Horton
6416 Paint Horse Way
Klamath Falls, OR 97601

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Steven E. Horton, Grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim, to Lori A. Horton, Grantee, all his right, title and interest in that real property situated in Klamath County, Oregon, State of Oregon, described as set forth in Exhibit 1 attached hereto and incorporated by this reference herein.

There is no dollar consideration paid for this transfer, however, the actual consideration consists of other value given or promised which is the whole consideration. The purpose of this Quitclaim Deed is to convey all interest of the Grantor in the property to the Grantee, and for the Grantor to disclaim any interest therein.

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.

By:

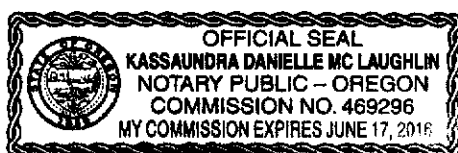

STEVEN E. HORTON

STATE OF OREGON)

) ss.

County of Klamath)

On this 28th day of March, 2014, before me appeared Steven E. Horton, identified to be the person whose name is subscribed to in this instrument, and acknowledged that he executed the same as his free and voluntary act and deed, for the uses and purposes therein stated.



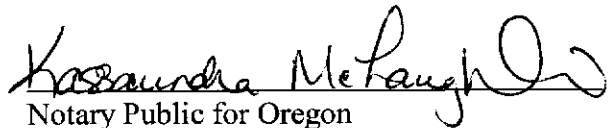

Notary Public for Oregon

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 16 of Tract 1325 "SILVER RIDGE ESTATES 1st ADDITION", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that part described as follows:

Commencing at the Northeast corner of Lot 17 of said Tract 1325; thence South $88^{\circ} 05' 08''$ West, a distance of 192.93 feet to a point and the true point of beginning of this description; thence North $85^{\circ} 24' 17''$ West, a distance of 435.13 feet; thence South $89^{\circ} 54' 03''$ West, a distance of 269.23 feet; thence South $00^{\circ} 19' 05''$ East, a distance of 575.97 feet; thence South $90^{\circ} 00' 00''$ East, a distance of 322.66 feet; thence North $00^{\circ} 00' 00''$ East, a distance of 134.13 feet; thence North $90^{\circ} 00' 00''$ East, a distance of 357.09 feet; thence North $04^{\circ} 06' 05''$ West, a distance of 233.27 feet; thence North 60° East, a distance of 70.05 feet; thence North $09^{\circ} 51' 21''$ West a distance of 142.63 feet to the point of beginning.