

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRO

2014-004484

Klamath County, Oregon



00152506201400044840010014

05/02/2014 03:01:48 PM

Fee: \$42.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Earl L. Sweet II  
600 Tina Way  
Grants Pass OR 97526  
 Grantor's Name and Address  
Lon D. Sweet Katherine A Sweet  
2602 Wiard St  
Klamath Falls OR 97603  
 Grantee's Name and Address

After recording, return to (Name and Address):

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

Lon D. Sweet  
2602 Wiard St.  
Klamath Falls, OR 97603

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Earl Lawrence Sweet II

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Lon D. Sweet and Katherine A Sweet, 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 \_\_\_\_\_ County, State of Oregon, described as follows (legal description of property):

5814

A parcel of land comprised of a portion of Tract 11 of Gienger's Home Tracts and a portion of the vacated alley between Tract 10 and Tract 11 of Gienger's Home Tracts, Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin which marks the Southeasterly corner of said Tract 11 and the Western right of way line of Wiard Street; thence North 0°10'18" East along the Westerly right of way line of Wiard Street a distance of 30.00 feet to a 5/8" iron pin and the true point of beginning; thence South 89°51'14" West and parallel to the Southerly line of said Tract 11 a distance of 168.00 feet to a 5/8" iron pin; thence North 0°11'40" East a distance of 70.19 feet to a 5/8" iron pin in the centerline of the alley between said Tract 10 and Tract 11, said alley having been vacated by court order on May 12, 1944 and recorded in Deed Volume 166, page 593 of the Deed Records of Klamath County, Oregon; thence North 89°49'47" East along the centerline of said vacated alley a distance of 167.97 feet to a 5/8" iron pin in the Western right of way line of Wiard Street; thence South 0°10'18" West along the Western right of way line of Wiard Street a distance of 70.26 feet to a 5/8" iron pin and true point of beginning, being Parcel 2 as shown on the Minor Partition 83-83. Said bearings and distances based on said Minor Partition 83-83.

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

(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 \$ 1.00. © 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 5-2-2014; 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 Josephine ) ss.This instrument was acknowledged before me on 5-2-2014by Earl L. Sweet II

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



OFFICIAL SEAL  
 KEVIN R MC LAIN  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO. 474148  
 MY COMMISSION EXPIRES DECEMBER 12, 2016

Notary Public for Oregon

My commission expires 12-12-2016