

2014-005650

Klamath County, Oregon



00153858201400056500020028

05/28/2014 09:32:37 AM

Fee: \$47.00

When Recorded mail to:
Gerald W. Hunt, Esquire
Hunt & Gale
330 West 24th Street, Suite 1
Yuma, AZ 85364

Mail tax statements to:
JD&B OR. HOME, L.L.C.
10718 E. 38th Street
Yuma, AZ 85365

QUIT-CLAIM DEED

TRUSTEES OF THE WOODMAN LOVING TRUST - May 28, 1991, hereinafter called Grantor, hereby quit-claim to JD&B OR. HOME, L.L.C., an Arizona limited liability company, hereinafter called Grantee, all its right, title, or interest in the following real property situated in Klamath County, Oregon, described as follows:

Lot 21, Tract 1278, COLLIER LANE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to the existing mortgage, easements, covenants, restrictions, and rights of way of record, if any.

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, AND SECTIONS 2 AND 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true and actual consideration for this conveyance is that no consideration was made in that Grantee is the sole member of the Grantor.

Dated this 6 day of May, 2014.

By:

James D. Woodman, Sr., Trustee

Barbara L. Woodman, Trustee

STATE OF OREGON)
) ss.
County of Klamath

On the 6 day of May, 2014, personally appeared the above named James D. Woodman, Sr., and Barbara L. Woodman and acknowledged the above instrument to be their voluntary act and deed as Trustees of the WOODMAN LOVING TRUST - May 28, 1991.

Melissa E Nichols
Notary Public

