2014-006434

Klamath County, Oregon

06/18/2014 10:01:12 AM

Fee: \$57.00

59086179-2563061

QUITCLAIM DEED

Manley L. Howard, an unmarried man and Gina Howard, an unmarried woman who acquired title as husband and wife, Grantor, releases and quitclaims to Manley L. Howard, an unmarried man, Grantee, all right title and interest in and to the following described real property, situated in the County of Klamath, State of Oregon:

LOT 23, BLOCK 5, FIRST ADDITION TO ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No.: 3909-003CD-09200-000

Prior Recorded Document Reference: Deed: Recorded March 17, 2004; Book M04, Page 15315

JUDGMENT OF DIVORCE, DATED MARCH 21, 2008 IN KLAMATH COUNTY COURT CASE NO. 0800229CV

Subject To:

1. Taxes for the Current fiscal year, paid current

2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this	23	day of	May	, 20_14.	If a corporate	grantor,	it has	caused
its name to	be signe	ed by order	of its Bo	ard of Directors.	•	,		

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Manley L. Howard

STATE OF OFEACT

COUNTY OF Klamath Falls

This instrument was acknowledged before me this 23rd day of 4, by Manley L. Howard.

NOTARY STAMP/SEAL

OFFICIAL SEAL

AMANDA MENDEZ AVILA

NOTARY PUBLIC-OREGON

COMMISSION NO. 468571

MY COMMISSION EXPIRES MAY 20, 2016

NOTARY PUBLIC- STATE OF Oregon

My Commission Expires: May 30, 301

Dated this May day of	22nd	, 20 <u>14</u> .	If a corporate	grantor, it	has	caused
its name to be signed by order	of its Board of I	Directors.	-			

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Gina Howard

STATE OF ORCION

COUNTY OF Clarate

This instrument was acknowledged before me this day of ______, by Gina Howard.

NOTARY STAMP/SEAL

OFFICIAL SEAL
MELISSA E NICHOLS
NOTARY PUBLIC - OREGON
COMMISSION NO. 457349

MY COMMISSION EXPIRES MAY 28, 2015

Before Me:

NOTARY PUBLIC- STATE OF <u>DV2-e</u>

My Commission Expires: May 282015

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): R528343

Land Situated in the County of Klamath in the State of OR

LOT 23, BLOCK 5, FIRST ADDITION TO ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON

FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as: 2926 Altamont Dr, Klamath Falls, OR 97603