

Returned to County

2014-006916

Klamath County, Oregon

After recording, please send to:
Law Offices of Melinda M. Brown



00155440201400069160040046

06/30/2014 03:59:09 PM

Fee: \$57.00

Until a change is request all tax
Statements shall be sent to the
following address:

Richard L. Thurber
4714 Villa Drive
Klamath Falls, OR 97603

QUIT CLAIM DEED

This Quitclaim Deed, executed this 30th day of June, 2014.

Grantor: **Richard L. Thurber**

To Grantee: **Richard L. Thurber, Trustee of the Richard L. Thurber Revocable Living Trust**

WITNESSETH, that **Richard L. Thurber**, that said Grantor does hereby remise, release and quitclaim unto said Grantee, **Richard L. Thurber, Trustee of the Richard L. Thurber Revocable Living Trust**, 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, to Wit:

In the County of Klamath, State of Oregon, as follows:

See Attached 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.

\$0.00

The true and actual consideration paid for this transfer, stated in terms of dollars is
\$0.00

IN WITNESS WHEREOF, that the undersigned Grantors have executed this instrument this
30th day of June, 2014.


Richard L. Thurber, Trustee


(Signature of Witness)


(Printed Name of Witness)

STATE OF OREGON)
) ss.
County of Klamath)

The above-mentioned person, Richard L. Thurber appeared before me and acknowledged that he
executed the above instrument. Subscribed and sworn to before me this 30th day of June, 2014.




Notary Public for Oregon
My Commission Expires: 10-27-17

KNOW ALL MEN BY THESE PRESENTS, That Jack L. Bennett and Joyce Bennett,

Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard L. Thurber and Sally L. Thurber, Husband and Wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5 in Block 13, THE MADAMS-TRACT 1026, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPLIT INSTRUMENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated on the reverse or those apparent upon the land, if any, as of the date of this deed.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 41,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ¶, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7 day of September, 1978; If a corporate grantor, it has caused its name to be signed and sealed affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, state the corporate seal)

STATE OF OREGON, County of _____) ss.

STATE OF OREGON, County of _____) ss.

County of Klamath

September 7, 1978

Personally appeared the above named Jack L. Bennett and Joyce Bennett

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

July 12, 1981

Notary Public for Oregon

My commission expires

Jack and Joyce Bennett

Richard L. and Sally L. Thurber

Richard L. and Sally L. Thurber

631 North 11th Street

Klamath Falls, Oregon 97601

Department of Veterans Affairs

1213 Ferry Street S. E.

Salem, Oregon

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the day of _____, 19____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as

file/leaf number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____

Recording Officer

Deputy

- 19875
1. Taxes for the fiscal year 1978-1979, a lien, but not yet due and payable.
 2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
 3. Regulations, including levies assessments, water and irrigation rights and easements for ditches and canals of Meadows District Improvement Co.
 4. Regulations, including levies, assessments, liens, rights of way and easements of the South Suburban Sanitary District.
 5. Reservations and restrictions as contained in plat dedication, to wit:
"said plat being subject to: A 25 foot building set-back line along side street lines; Easements as shown up the annexed map for construction and maintenance of public utilities, irrigation and drain ditches, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk; No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns; Additional restrictions as provided in any recorded protective covenants."
 6. A 25 foot building set back line from street as shown on dedicated plat.
 7. An 8 foot utility easement along rear of lot as shown on dedicated plat.
 8. Covenants, easements and restrictions, but omitting restrictions, if any based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded November 29, 1971 in Volume M71, page 12500, Microfilm Records of Klamath County, Oregon. (copy attached)
 9. An easement created by instrument, including the terms and provisions thereof,
Dated: April 16, 1931
Recorded: May 2, 1931
Volume: 95, page 177, Deed Records of Klamath County, Oregon
In favor of: California Oregon Power Company
For: Transmission and distribution of electricity

STATE OF OREGON, COUNTY OF KLAMATH; ss.

I, the undersigned, Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County.

Witness my hand and the seal of said County, this 11th day of September, A.D. 1978, at 11:30 o'clock A.M., in the City of Medford, Oregon.

Attest: _____, County Clerk.

W. D. MILNE, County Clerk

By: *[Signature]*

Fee \$5.00