

2014-007479

Klamath County, Oregon

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00156150201400074790010011

07/16/2014 11:23:57 AM

Fee: \$42.00

CURTIS DOTSON & CAROL FRIEDRICH
20880 E 52ND AVE
DENVER CO 80249-8517

Grantor's Name and Address

JULIA M. McDOWELL, 3935 GREENSPRINGS
DR, KLAMATH FALLS, OR 97601 AND
JERRY L FRIEDRICH, 8020 283RD ST NW
STANWOOD, WA 98292

Grantee's Name and Address

After recording, return to (Name and Address):

JULIA M McDOWELL
3935 GREENSPRINGS DR
KLAMATH FALLS OR 97601

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

JULIA M McDOWELL
3935 GREENSPRINGS DR
KLAMATH FALLS OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that CURTIS DOTSON AND CAROL FRIEDRICH
HUSBAND & WIFE

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto
JULIA M McDOWELL AND JERRY L FRIEDRICH, BROTHER & SISTER,
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
KLAMATH County, State of Oregon, described as follows (legal description of property):

STEWART, LOT 12, BLOCK 4, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS,
WHETHER OF RECORD, APPARENT ON THE LAND, OR
ARISING BY OPERATION OF LAW.

TAX ACCOUNT # R536771 FOR #R-3909-007 CA -
04600-000

(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 \$ LOVE & AFFECTION. 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 JULY 16, 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 DETER-
MINE 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.

Carol M Friedrich
Curtis C Dotson POA

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on July 16, 2014
by Carol M. Friedrich & Curtis C. Dotson - by POA

This instrument was acknowledged before me on _____
by _____
as _____
of _____



Lisa M. Kessler
Notary Public for Oregon
My commission expires March 13, 2015