

AMERITITLE
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RECORDING COVER PAGE

PER ORS 205.234

PLEASE FILL OUT
COMPLETE AND LEGIBLE

2014-007770

Klamath County, Oregon

07/25/2014 12:21:51 PM

Fee: \$57.00

THIS COVER PAGE HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER PAGE **DO NOT** AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO:

NAME AND ADDRESS OF THE PERSON AUTHORIZED TO RECEIVE THE

INSTF AND c Recording Requested By & Return To: 205.180(4)

Chicago Title ServiceLink Division

4000 Industrial Blvd

Aliquippa, PA 15001 28152008

1. NAME OF THE TRANSACTION (S), DESCRIBED IN THE ATTACHED INSTRUMENT(S) AND REQUIRED BY ORS 205.234(A).

NOTE: Transaction as defined by ORS 205.010 "means any action required or permitted by state law or rule federal law or regulation to be recorded including, but not limited to, any transfer encumbrance or release affecting title to or an interest in real property".

QUITCLAIM DEED

2. Grantor/Direct (s) as described in ORS 205.160.

LOURDES C BROWN & MIRTA E PADILLA

2310 MAIN STREET, KLAMATH FALLS, OR 97601

AKA MIRTHA E PADILLA

3. Grantee/Indirect (s) as described in ORS 205.160.

LOURDES C BROWN & MIRTA E PADILLA

2310 MAIN STREET, KLAMATH FALLS, OR 97601

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

\$10.00

5. UNTIL A CHANGE IS REQUESTED, All Tax Statements shall be sent to the following name and address: for instruments conveying or contracting to convey fee title to any real estate reference ORS 93.260

6. SATISFACTION OF ORDER OR WARRANT ORS 205.234 (1) (f).

FULL _____ PARTIAL _____

7. LIEN DOCUMENTS: ORS 205.234 (1) (f). Amount of Lien \$ _____

Effective 09/07/2012

\$57.-

Return to: Servicelink-Nationstar, 4000 Industrial Boulevard, Aliquippa, PA 15001

28152009

Until a change is requested, please forward all tax statements to:

Lourdes C. Brown and Mirta E. Padilla, 2310 Main Street, Klamath Falls, OR 97601

Tax Assessor's Account No. 3809-033AB-01000-000

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

LOURDES C. BROWN and MIRTA E. PADILLA erroneously of record as MIRTHA E. PADILLA, whose mailing address is 2310 Main Street, Klamath Falls, OR 97601, hereinafter referred to as "Grantor", do hereby convey, release and forever quitclaims, unto LOURDES C. BROWN and MIRTA E. PADILLA, as joint tenants with rights of survivorship, whose mailing address is 2310 Main Street, Klamath Falls, OR 97601, hereinafter referred to as "Grantee", the following lands and property together with all improvements located thereon, in the County of Klamath, State of Oregon, to wit:

The westerly 40 feet of the easterly 80 feet of Lot 1, Block 5 and the westerly 80 feet of Lot 2, Block 5, Dixon Addition No. 2 to the City of Klamath Falls, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Deed: Recorded: _____; Document No.: _____

Street Address of Real Property: 2310 Main Street, Klamath Falls, OR 97601

The true and actual consideration paid for this transfer in terms of dollars is \$10.00.

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 32065**

SUBJECT TO:

1. Taxes for the fiscal year _____, a lien due, but not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

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.

IN WITNESS WHEREOF, the said Grantor, have executed this Quitclaim Deed this 13th day of February, 2014.


LOURDES C. BROWN

Prepared by Deeds on Demand, PC

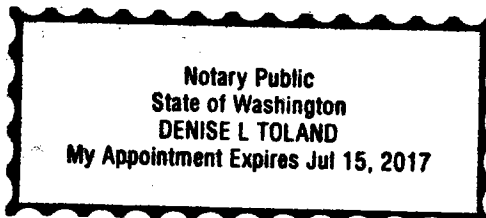
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STATE OF ~~OREGON~~ ^{WA}
COUNTY OF ~~Yakima~~

)
) ss.

The foregoing instrument was acknowledged before me this 13th day of Feb,
20 14 by LOURDES C. BROWN.



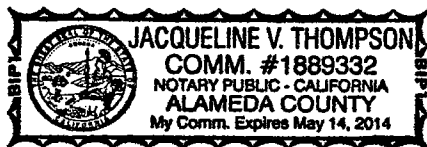
Denise L Toland
Notary Public
Denise L Toland
Print Name
My Commission expires: 7/15/17

Mirta E Padilla
MIRTA E. PADILLA erroneously of record
as MIRTHA E. PADILLA

^{California}
STATE OF ~~OREGON~~
COUNTY OF ~~Alameda~~

)
) ss.

The foregoing instrument was acknowledged before me this 17 day of February,
20 14 by MIRTA E. PADILLA erroneously of record as MIRTHA E. PADILLA.



Jacqueline V Thompson
Notary Public
Jacqueline V Thompson
Print Name
My Commission expires: 5/14/14

Prepared by Deeds on Demand, PC

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The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. Order # 32065