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2014-008358

Klamath County, Oregon



00157219201400083580020020

08/11/2014 03:30:24 PM

Fee: \$47.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Marilyn Ann Harding

P.O. Box 536

Bly, Oregon 97622

Grantor's Name and Address

Michael T. Harding + Isabelle E. Harding

P.O. Box 205

Bly, Oregon 97622

Grantee's Name and Address

After recording, return to (Name and Address):

Michael T. Harding

P.O. Box 205

Bly, Oregon 97622

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

Michael T. Harding

P.O. Box 205

Bly, Oregon 97622

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Marilyn Ann Harding

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Michael T. Harding and Isabelle E. Harding, with the rights of survivorship 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):

Exhibit "A" attached hereto and made part of  
Lots 11 and 12, Block 5, Bly-Was Heights  
Lots 11 and 12, Block 6, Bly-Was Heights

(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 \$ One (\$1.00). 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 <sup>Ⓢ</sup>, 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 August 11, 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 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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on

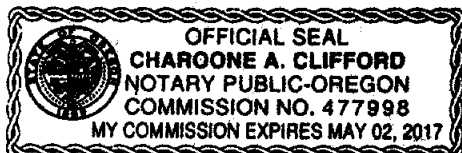
by

This instrument was acknowledged before me on August 11, 2014

by

as

of

Michael T. Harding  
Power of Attorney  
of Marilyn Ann Harding

Notary Public for Oregon

My commission expires

## EXHIBIT "A"

## DESCRIPTION OF PROPERTY

Bley-Was Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL Lot of Bley-Was Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Lots 11 and 12 in Block 5, Lots 11 and 12, in Block 6, of First Addition to Bley-Was Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Right of way for roadway and telephone line, including the terms and provisions thereof, given by James O. Watts and Martha Watts, husband and wife, to United States of America, acting by and through the Forest Service, U.S.D.A., dated November 26, 1951, recorded June 21, 1952, in Deed Volume 254 page 446, records of Klamath County, Oregon.
2. Right of way for transmission line, including the terms and provisions thereof, given by Owen R. Watts and Virginia M. Watts, husband and wife, and Martha M. Watts, a widow to the California Oregon Power Company, a California corporation, dated August 20, 1958, recorded August 25, 1958, in Deed Volume 302 page 428, records of Klamath County, Oregon.
3. Reservations and restrictions shown on the plat of Bley-Was Heights and First Addition to Bley-Was Heights.
4. Declaration of Covenants, Conditions and Restrictions for Bley-Was Heights and First Addition to Bley-Was Heights, dated June 13, 1974, recorded June 13, 1974, in Volume M74 page 7311, Amended by Instrument recorded in Volume M74 page 8744, Amended by deed recorded in Volume M87 page 20036, Volume M87 page 20098, Volume M88 page 17570, Volume M88 page 17572 and in Volume M95 page 4484, Deed records of Klamath County, Oregon.
5. Easement, including the terms and provisions thereof, given by Weyerhaeuser Company, a corporation, for the public for utility purposes dated October 9, 1974, recorded October 14, 1974, in Volume M74 page 13390, Deed records of Klamath County, Oregon.
6. Reservations and restrictions contained in the dedication of First Addition to Bley-Was Heights as follows: "...said plat being subject to: 1) all minimum building setback and other requirements as per RD7000 Property Development Standards. 2) all utility easements of the size and location as shown on the annexed plat. 3) one foot reserve strip (street plug) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when adjoining property is properly developed."

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Klamath County Title the 7th day of May A.D. 19 97 at 3:13 o'clock P. M., and duly recorded in Vol. M97 of Deeds on Page 13981.

FEE \$35.00

INDEXED  
D ✓Bernetha G. Letsch, County Clerk  
by Kathleen Ross

same as above:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Warner the 16th day of Nov A.D. 19 98 at 1:55 o'clock P. M., and duly recorded in Vol. M98 of Deeds on Page 41733.

FEE \$35.00

INDEXED  
D ✓Bernetha G. Letsch, County Clerk  
By Kathleen Ross