

MTCL
10/7/14
Amesbury

RECORDING COVER PAGE

PER ORS 205.234

PLEASE FILL OUT
COMPLETE AND
LEGIBLE

2014-010542

Klamath County, Oregon

10/09/2014 08:56:11 AM

Fee: \$117.00

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET **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
INSTRUMENT AFTER RECORDING AS REQUIRED BY ORS 205.180(4)
AND ORS 205.238.

National Link
300 Corporate Center Drive
Suite 300
Moon Township, PA 15108

**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".

Quit Claim Deed

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

DV, LLC, a California Limited Liability Company

3007 Butte Street

Klamath Falls, OR 97601

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

Richard N Dabney and Mary Alice Dabney

3007 Butte 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
address:** for instruments conveying or contracting to convey fee title to any real estate reference
ORS 93.260. 3007 Butts St. Klamath Falls, OR 97601

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

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

9700

4165366

Return to: NationalLink, 300 Corporate Center Drive, Suite 300, Moon Township, PA 15108


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

Richard Dabney and Mary Dabney, 3007 Butte Street, Klamath Falls, OR 97601-5603

Tax Assessor's Account No. 3909-007BD-00200-000

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

 DV, LLC, a California Limited Liability Company, whose mailing address is 3007 Butte Street, Klamath Falls, OR 97601-5603, hereinafter referred to as "Grantor", do hereby convey, release and forever quitclaims, unto RICHARD/DABNEY and MARY/DABNEY, husband and wife, as tenants by the entirety with rights of survivorship, whose mailing address is 3007 Butte Street, Klamath Falls, OR 97601-5603, 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:

Lot 11 in Block 14 of STEWART ADDITION, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM that portion of Lot 11 in Block 14 deeded to the State of Oregon, in Deed Volume M68, Page 3407, Microfilm Records of Klamath County, Oregon.

Being the same property conveyed to Grantor by deed recorded in _____, in the Office of the County Clerk for Klamath County, State of Oregon.

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 # 39949

Street Address of Real Property: 3007 Butte Street, Klamath Falls, OR 97601-5603

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

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.

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IN WITNESS WHEREOF, the said GRANTOR, have executed this Quitclaim Deed this 2
day of October, 20 14.

DV, LLC
a California Limited Liability Company

By, Richard N Dabney
RICHARD N. DABNEY, as Trustee of the Dabney
Revocable Trust, dated April 6, 1994, Member

By, Mary Alice Dabney
MARY ALICE DABNEY, as Trustee of the Dabney
Revocable Trust, dated April 6, 1994, Member

By, _____
LARRY VIVEIROS, Member

By, _____
KATHRYN VIVEIROS, Member

STATE OF OREGON
COUNTY OF _____

)
) ss. See attached
Certificate

The foregoing instrument was acknowledged before me this _____ day of Jan,
20____ by RICHARD N. DABNEY, as Trustee of the Dabney Revocable Trust, dated April 6,
1994, Member, for DV, LLC, a California Limited Liability Company, and in his full and
authorized capacity on behalf of said Company.

Notary Public

Print Name

My Commission expires:

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 # 39949

STATE OF OREGON
COUNTY OF

)
) ss.

See attached
Certificate

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by MARY ALICE DABNEY, as Trustee of the Dabney Revocable Trust, dated April 6, 1994, Member, for DV, LLC, a California Limited Liability Company, and in her full and authorized capacity on behalf of said Company.

Notary Public

Print Name

My Commission expires:

STATE OF OREGON
COUNTY OF

)
) ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by LARRY VIVEIROS, Member, for DV, LLC, a California Limited Liability Company, and in his full and authorized capacity on behalf of said Company.

Notary Public

Print Name

My Commission expires:

STATE OF OREGON
COUNTY OF

)
) ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by KATHRYN VIVEIROS, Member, for DV, LLC, a California Limited Liability Company, and in her full and authorized capacity on behalf of said Company.

Notary Public

Print Name

My Commission expires:

Prepared by Deeds on Demand, PC

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

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

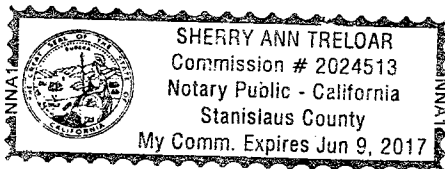
County of Merced

On Oct 2, 2014 before me, Sherry Ann Treloar, a Notary Public

personally appeared Richard N. Dabney

Mary Alice Dabney

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Sherry Ann Treloar

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer — Title(s): _____ ☐ Corporate Officer — Title(s): _____

☐ Individual ☐ Individual

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact ☐ Attorney in Fact

☐ Trustee ☐ Trustee

☐ Guardian or Conservator ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

IN WITNESS WHEREOF, the said GRANTOR, have executed this Quitclaim Deed this _____ day of 9-29, 2014.

DV, LLC
a California Limited Liability Company

By, Kathryn V. Weir
Name:
Page:

STATE OF OREGON
COUNTY OF _____

)
) ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____ as _____ for DV, LLC, a California Limited Liability Company, and in his/her full and authorized capacity on behalf of said Company.

See Attached

Notary Public

Print Name
My Commission expires:

Prepared by Deeds on Demand, PC

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

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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Merced

On September 29, 2014 before me, Raquel de Oliveira, Notary Public
(Here insert name and title of the officer)

personally appeared Kathryn Viveiros

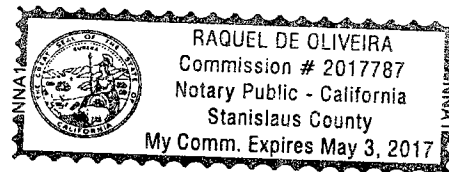
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Raquel de Oliveira
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit claim Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 4 w/ack Document Date 9/29/14

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

IN WITNESS WHEREOF, the said GRANTOR, have executed this Quitclaim Deed this 1st
day of October, 2014.

DV, LLC
a California Limited Liability Company

By, Harry Viveiros
Name: Harry Viveiros
Page:

STATE OF OREGON
COUNTY OF

)
) ss.

The foregoing instrument was acknowledged before me this _____ day of _____
20____ by _____ as _____
for DV, LLC, a California Limited Liability Company, and in his/her full and authorized
capacity on behalf of said Company.

Notary Public

Print Name

My Commission expires:

Prepared by Deeds on Demand, PC

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

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**CALIFORNIA ALL-PURPOSE CERTIFICATE
OF ACKNOWLEDGMENT**

State of California)

County of Los Angeles)

On October 1, 2014, before me, Kathleen L. Spann, Notary Public,
personally appeared Larry Viveiros

who proved to me on the basis of satisfactory evidence to be the person whose name is
subscribed to the within instrument and acknowledged to me that he executed the same in
his authorized capacity, and that by his signature on the instrument the person, or the
entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Kathleen L. Spann
Kathleen L. Spann

My Commission expires: October 10, 2016

Optional Information

DESCRIPTION OF ATTACHED DOCUMENT

The preceding Certificate of Acknowledgment is attached to a document titled for the purpose of
Quit Claim Deed

containing 3 pages, and dated _____

The signer capacity or authority is as:

- ☐ Individuals
☐ Attorney-in-Fact
☐ Corporate Officer(s) _____
☐ Guardian/Conservator
☐ Partner-Limited General
☐ Trustee(s)
☐ Other _____

Prepared by Deeds on Demand, PC

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EXHIBIT "A"

LEGAL DESCRIPTION

Lot 11 in Block 14 of STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING THEREFROM that portion of Lot 11 in Block 14 deeded to the State of Oregon, in deed Volume M68, page 3407, Microfilm Records of Klamath County, Oregon.