

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2014-012816

Klamath County, Oregon



00162616201400128160020020

12/11/2014 03:07:43 PM

Fee: \$47.00

FOR
RECORDER'S USE

Patrick Banta
4605 Denver Ave
Klamath Falls Oregon 97603
Grantor's Name and Address

Timothy Nicholson
2609 Berkeley St
Klamath Falls Oregon 97601
Grantee's Name and Address

After recording, return to (Name and Address):

Patrick Banta
4605 Denver Ave
Klamath Falls Oregon 97603

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

Patrick Banta
4605 Denver Ave
Klamath Falls Oregon 97603

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Patrick Banta

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto
Patrick Banta and Timothy Nicholson with 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):

See exhibit A

(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 \$ 0. 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 December 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 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.

Patrick Banta

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on December 11, 2014

by Patrick Dennis Ward Banta

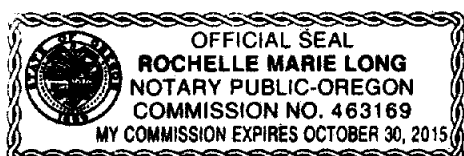
This instrument was acknowledged before me on

by

as

of

OFFICIAL SEAL
CHELLE MARIE LONG
NOTARY PUBLIC-OREGON
COMMISSION NO. 463169
COMMISSION EXPIRES OCTOBER 30, 2015



Rochelle Marie Long
Notary Public for Oregon

My commission expires October 30, 2015

Exhibit A

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS

05 APR 14 AM 11:20

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Grantor's Name and Address
Joyce Banta
4605 DENVER AVE
K FALLS OR 97603

Abolishing, return to (Name, Address, Zip):
Patrick Banta
4605 Denver Ave
K FALLS OR 97603

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

SAME AS ABOVE

State of Oregon, County of Klamath
 Recorded 04/14/2005 11:20 a.m.
 Vol M05 Pg 25884
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Joyce W. Banta

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Patrick Ward Banta hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in _____ County, State of Oregon, described as follows, to-wit:

A piece or parcel of land situate in the N 1/2 SE 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the center line of 60 foot roadway from which the section corner common to Sections 2, 3, 10, and 11, Township 39 South, Range 9 E.W.M. and as marked on the ground by an iron pin driven therein, bears South 89 degrees 44 1/2' West along the said roadway center line 1353.8 feet, to a point in the West boundary of the said Section 11, and North 0 degrees 13 1/2' West 1662.5 feet to said section corner and running thence North 0 degrees 01' West 331.5 feet, to a point in the Northerly boundary of the said N 1/2 SE 1/4 NW 1/4 of Section 11, thence North 89 degrees 47' East along said boundary line 65.7 feet; thence South 0 degrees 01' East 331.45 feet more or less to an intersection with the center line of the above mentioned roadway, thence South 89 degrees 44 1/2' West along said roadway center line 65.7 feet, more or less, to the said point of beginning.

Tax Acct. No.: 041-3909-11BD-3300 Key No.: 551860

(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 \$ 0. 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 Φ , if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, the grantor has executed this instrument on 04-14-05; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Joyce Banta

STATE OF OREGON, County of Klamath ss, 4-14-05

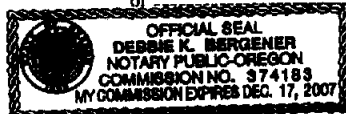
This instrument was acknowledged before me on 4-14-05 by Joyce A Banta

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Debbie K Bergener
 Notary Public for Oregon
 My commission expires 12-17-2007

