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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRO

2015-000074

Klamath County, Oregon



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01/05/2015 02:08:27 PM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

Tiburcio Alvarez Jr.
4940 Pioneer Rd
Medford OR 97501

Grantor's Name and Address

Camilla Alvarez
745 Griffith Lane
Klamath Falls OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):
Camilla Alvarez
745 Griffith Lane
Klamath Falls, OR 97603

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

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that

Tiburcio Alvarez Jr.

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto
Camilla Alvarez

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):

Please see attached Document of Property
Description at: 745 Griffith Lane, Klamath Falls, OR
97603

(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 January 5, 2015; 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.

Tiburcio Alvarez Jr.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Tiburcio Alvarez Jr.

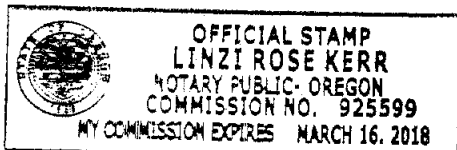
by _____

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Linzi Rose Kerr
Notary Public for Oregon
My commission expires 3/16/18

Description of property at 745 Griffith Lane, Klamath Falls, Oregon 97603

All that portion of Lot 4, Lot 7, SW1/4 SE1/4 and the SE1/4 SW1/4 of Sec. 17, Twp. 39 South, Range 9 E.W.M., and all that portion of Lot 6 and Lot 12 of Sec. 20 lying easterly of the easterly right of way line of the Central Pacific Railroad as now located and as further described in Book 22 at page 164 and in Book 25 at page 211 of Deed Records of Klamath County, Oregon, and lying northeasterly of the northeasterly right of way line of the U.S.B.R. Lost River Diversion Channel as now located and as further described in Book 34 at page 377, Book 35 at page 122 and Book 96 at page 188 of Deed Records of Klamath County, Oregon. EXCEPTING THEREFROM

1. That portion conveyed for F-19 lateral to United States of America by Deed dated April 26, 1909, recorded April 26, 1909, in Book 26 at page 175, Deed Records of Klamath County, Oregon.

2. That portion conveyed for First Unit Main Drain to United States of America by deed dated September 12, 1912, recorded September 16, 1912, in Book 37 at page 632, Deed Records of Klamath County, Oregon.

3. That portion described in Final Judgment of Condemnation dated June 13, 1950, recorded July 12, 1950, in Book 240 at page 171, Deed Records of Klamath County, Oregon.

Lot 17, Pleasant Home Tracts No. 2, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.