

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2015-001216  
Klamath County, Oregon

00164969201500012160020024

02/11/2015 09:50:42 AM

Fee: \$47.00

SPACE RESERVED  
FOR  
RECORDER'S USEZaahna St. Clair  
114 N. Laguna St.  
Klamath Falls, OR 97601

Grantor's Name and Address

Sean St. Clair  
701 Jefferson St.  
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Sean St. Clair  
701 Jefferson St.  
Klamath Falls, OR 97601

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

Sean St. Clair  
701 Jefferson St.  
Klamath Falls, OR 97601

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Zaahna St. Clairhereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Sean St. Clairhereinafter 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 legal description

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

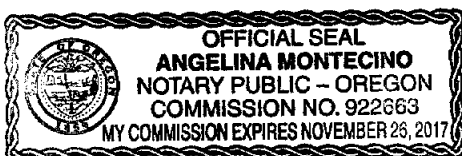
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 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 February 11, 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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on February 11, 2015,  
by Sean St. ClairThis instrument was acknowledged before me on February 11, 2015,  
by Zaahna St. Clairas Owners  
of 701 Jefferson St. Klamath Falls, OR 97601

Notary Public for Oregon

My commission expires 11/26/17

### Legal Description

A portion of Lot 4, Block 54, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 4; thence Northeasterly along the Southeasterly line of said Lot 4, 60 feet to a point; thence Northwesterly at right angles to the Southeasterly line of said Lot 4 to a point on the Northwesterly line of said Lot 4; thence Southwesterly along the Northwesterly line of said Lot 4, 60 feet to the most Westerly corner of said Lot 4; thence Southeasterly to the point of beginning.