2015-001849 Klamath County, Oregon



03/02/2015 03:39:53 PM

Fee: \$52.00

After recording, please send to: Kevin G. Melluish 6510 S. Sixth Street Klamath Falls. OR 97603

* Please also send tax statements to above address.

QUITCLAIM DEED

This Quitclaim Deed is executed this 2nd day of March, 2015.

By Grantor, Kevin G. Melluish, who took title as, Kevin G. Melluish, To Grantee, Kevin G. Melluish, as trustee of Kevin G. Melluish Revocable Living Trust, Under Agreement Dated March 2, 2015.

WITNESSETH, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

See Exhibit "A"

The true actual consideration for this transfer is \$0.00. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON(S) TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

		se said Grantors have signed and sealed these presents the day I, and delivered in the presence of: William Kevin G. Melluish				
STATE OF OREGON County of Klamath)) ss.)					

The above-mentioned person, Kevin G. Melluish, appeared before me and acknowledged that he executed the above instrument. Subscribed and sworn to before me this 2nd day of March, 2015.

OFFICIAL SEAL

KAYLA KAY SHA

NOTARY PUBLIC - OREGON

COMMISSION NO. 469297

MY COMMISSION EXPIRES JUNE 17, 2016

Notary Public for Oregon

My Commission Expires:

LARRY E. AND CAROLYN F. PEACORE TRUST DATED AUGUST 16, 19	90
LARRY E. AND CAROLIN F. ILAGORE 2110	einafter called grantor,
PORTNER and ROBIN R MELLUISH, husband	and wife property situated in the
Limited on	property situated in the
County ofKlamath, State of Oregon, described as:	0

County of				.	
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		SEE ATTACHED I	EXHIBIT "A"		
		DEE ATTACHED			
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DECODIDED !	N THIS INSTRUME	IFN I' Y BOLEU SUCCE	DOLLEGIC MILLION	APPROPRIATE CITY OR COL	Tree Service
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			the state of the s	arty free of all engimbres	nces excent
and covenant	t(s) that grantor	is the owner of the a	above described prop	erty free of all encumbrants, rights	of way
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and ease	ments of rec	cord, if any, a	one who mose appar.	ent on the land.	shown above
and will warra	ant and defend the	e same against all pers	SUITS WHO MAY TANTAMY	, ,	, June 40° V 10°
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(6.0		cou	Carolyn	F. Peacore, Trustee	
Caroly F	Peacore, Ind	lividual		- Indies	
STATE OF	REGON, County	of <u>Klamath</u>)ss.		
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June 15,			^	ind Carolyn F. Peacore	e as
Dec	sonally appeared	d the above named	Larry E. Peadore &	and Carolyn F. Peacore	the forecoin
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Larry E.	Peacore			· - · - · - · · •	/ s
Carolyn F	. Peacore			County of	
	GRANTOR'S NAME AND	D ADDRESS		I certify that the wit	thir instrume
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Kevin G.	Melluish			of	, 19
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PARCEL 1:

The S 1/2 of the following described property in the County of Klamath, State of Oregon:

A parcel of land situated in the SW 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the Northeast corner of said SW 1/4; thence South along the East line of said SW 1/4, 1268.97 feet to a 1/2 inch iron pin on the Westerly right of way of Pine Grove Road, a county road; thence Southwesterly along said right of way line (long chord = South 14 degrees 37' 27" West, 64.82 feet) to a 1/2 inch iron pin at the intersection of said right of way line with the South line of the NE 1/4 of said SW 1/4; thence North 89 degrees 48' West along said South line NE 1/4 SW 1/4, 313.44 feet to a 1/2 inch iron pin marking the Southwest corner of the E 1/2 E 1/2 of said NE 1/4 SW 1/4; thence North 0 degrees 6' 40" East along the West line of said E 1/2 E 1/2 NE 1/4 SW 1/4, 1335.70 feet to a 1/2 inch iron pin marking the Northwest corner of said E 1/2 E 1/2 NE 1/4 SW 1/4; thence South 89 degrees 6' 22" East along the North line of said SW 1/4, 327.25 feet to the point of beginning.

PARCEL 2:

A tract of land situated in the NW 1/4 SE 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 3/4 inch iron pipe marking the Northwest corner of the SW 1/4 NE 1/4 of said Section 9; thence Southerly along the North-South center section line of said Section 9 a distance of 2160 feet to the true point of beginning of this description; thence continuing Southerly along said North-South center section line 446 feet, more or less, to the Westerly right of way line of the County Road; thence Northeasterly along said Westerly right of way line to a point that bears East from the true point of beginning; thence West to the true point of beginning.

CODE 162 MAP 3910-9CO TL 100 CODE 162 MAP 3910-9DB TL 1600

STATE (OF OREGON: C	OUNTY OF I	KLAM	ATH: ss.					
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of	June	A.D., 19	92	at 3:22	_ o'clock _	P_M., and	duly recorded in	VolM9	12,
·		of		eeds		on Page _130	164		
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