

2015-002001

Klamath County, Oregon

03/06/2015 01:26:03 PM

Fee: \$52.00

COVER PAGE FOR OREGON DEEDS

Grantor: Melecio Roberto Rodriguez, a married man, as to all of his undivided one-half (1/2) interest

Grantor's Mailing Address: 5138 Charles Ewell Lane, Woodbridge, Virginia 22193

Grantee: Melecio R. Rodriguez and Jannis A. Rodriguez, Trustees under The Rodriguez Family Trust, dated October 8, 2012

Grantees Mailing Address: 5138 Charles Ewell Lane, Woodbridge, Virginia 22193

Type of Document to be Recorded: QUITCLAIM DEED

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Warranty Deed: Recorded July 2, 1974; Book 74, Page 8108, Doc. No. 90552

Tax Account Number: R58771; Map and Taxlot: R-3909-03500-02500-000

Until a change is requested, all Tax Statements shall be sent to the following address:

Melecio R. Rodriguez, Trustee, et al
5138 Charles Ewell Lane
Woodbridge, VA 22193

After Recording Return To:

uDeed, LLC - 77080
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

Prepared By:

Melecio Roberto Rodriguez
5138 Charles Ewell Lane
Woodbridge, VA 22193

QUITCLAIM DEED

TITLE OF DOCUMENT

Melecio Roberto Rodriguez, a married man, as to all of his undivided one-half (1/2) interest, Grantor, releases and quitclaims to Melecio R. Rodriguez and Jannis A. Rodriguez, Trustees under The Rodriguez Family Trust, dated October 8, 2012, Grantee, all right title and interest in and to the following described real property, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Tax Account Number: **R58771**; Map and Taxlot: **R-3909-03500-02500-000**

Prior Recorded Document Reference: **Warranty Deed: Recorded July 2, 1974; Book 74, Page 8108, Doc. No. 90552**

Subject To: 1. Taxes for the Current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this 24 day of January, 2015. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Melecio Roberto Rodriguez
Melecio Roberto Rodriguez

STATE OF 01-24-15 }

COUNTY OF Prince William } ss

This instrument was acknowledged before me this 24 day of January, 2015, by **Melecio Roberto Rodriguez**.

NOTARY STAMP/SEAL

Before Me: Kerris Mwandanti

NOTARY PUBLIC- STATE OF Virginia
My Commission Expires: 12-31-18



EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY, SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON:

ALL THAT PORTION OF TRACT 7, LYING NORTH AND EAST OF THE UNITED STATES RECLAMATION SERVICE CANAL, ALL IN "400" SUB DIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, CONTAINING 11 ACRES MORE OR LESS. EXCEPT AND RESERVING RIGHTS-OF WAY FOR IRRIGATION DITCHES ACROSS SAID PREMISES.