



2015-002412
Klamath County, Oregon
03/19/2015 11:29:59 AM
Fee: \$52.00

This Instrument Prepared by:
Curphey & Badger Law
28100 US Highway 19 North,
Suite 300
Clearwater, Florida 33761

~~Return to and~~ mail tax statements to:
CHARLA J. RHODES
625 PACIFIC TERRACE
KLAMATH FALLS, OR 97601
Customer Reference Number
OR178839

Return to:
Vantage Point Title, Inc.
25400 US 19 North, Suite 135
Clearwater, FL 33763

Tax Parcel ID#: 3809-028CA-10500-
000

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, CHARLA J. RHODES FKA CHARLA J. HOUSE AND JOHN H. RHODES, WIFE AND HUSBAND, WHO ACQUIRED TITLE AS UNMARRIED, hereinafter referred to as "Grantor", does hereby remise, release, and forever quitclaim unto JOHN H. RHODES AND CHARLA J. RHODES, HUSBAND AND WIFE AS JOINT TENANTS, hereinafter "Grantee", whose address is 625 PACIFIC TERRACE, KLAMATH FALLS, OR 97601 the following lands and property, together with all improvements located thereon, lying in the County of KLAMATH, State of Oregon to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 625 PACIFIC TERRACE, KLAMATH FALLS, OR 97601

Prior instrument reference: Document No. _____, of the Recorder of KLAMATH County, Oregon.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, right-of way, protective covenants and minerals reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

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

3200

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

Taxes for tax year _____ shall be _____ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or _____ paid by Grantee, or _____ paid by Grantor.

The property herein conveyed _____ is not a part of the homestead of Grantor, or _____ is part of the homestead of Grantor.

The true consideration for this conveyance is \$ _____ (Here comply with the requirements of ORS 93.030).

WITNESS Grantor(s) hand(s) this the 21st day of February, 2015.

Charla J. Rhodes

CHARLA J. RHODES

Charla J. House

FKA CHARLA J. HOUSE

JOHN H. RHODES

John H. Rhodes

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 or ORS 30.930.

STATE OF Oregon

COUNTY OF Klamath

This instrument was acknowledged before me on February 21, 2015 (date) by CHARLA J. RHODES FKA CHARLA J. HOUSE AND JOHN H. RHODES.



My Commission Expires: April 8, 2016

W. Gail Manchur
Notary Public

W. Gail Manchur
Print Name

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

“Exhibit A”

The Southeasterly 15 feet of Lot 2, being a rectangular piece of land with a frontage of 15 feet on Pacific Terrace and a depth of 150 feet and Lots 3 and 4 all being in Block 46, HOT SPRINGS ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.