

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2015-002881

Klamath County, Oregon



00167155201500028810020021

03/31/2015 03:01:41 PM

Fee: \$47.00

SPACE RESERVED FOR RECORDER'S USE

THOMAS A. WAID  
PO Box 1831  
KLAMATH FALLS 97601

Grantor's Name and Address

JEANNE A. WAID  
220 COOK STREET  
KLAMATH FALLS OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):  
JEANNE A. WAID  
220 COOK STREET  
KLAMATH FALLS OR 97601

Until requested otherwise, send all tax statements to (Name and Address):  
JEANNE A. WAID  
220 COOK STREET  
KLAMATH FALLS OR 97601

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that THOMAS A. WAID

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto JEANNE A. WAID 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):

SEE ATTACHED EXHIBIT A

(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 3/31/2015; any signature on behalf of a business or other entity is made with the authority of that entity.

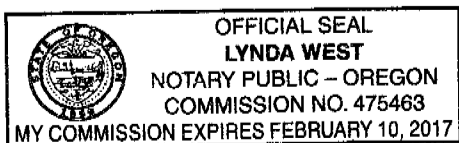
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Thomas A. Waid  
THOMAS A. WAID

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on MARCH 31, 2015 by THOMAS A. WAID

This instrument was acknowledged before me on by as of



Lynda West  
Notary Public for Oregon  
My commission expires 2-10-17

12-01-93A11:30 RCVD

FORM 4-67 WARRANTY DEED 72137

KNOW ALL MEN BY THESE PRESENTS, That RICHARD S. SHUCK and BETTY J. SHUCK, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS A. WAID and JEANNE A. WAID, husband and wife,

hereinafter called the grantor, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

LOTS 1 and 2, BLOCK 110, BUENA VISTA ADDITION, to the City of Klamath Falls, EXCEPTING THEREFROM, that portion of Lot 2, conveyed to the State Highway Commission by deed recorded August 4, 1958, in Deed Volume 301, page 51, Deed Records of Klamath County, Oregon; SUBJECT TO: Limited access in deed to the State of Oregon, by and through its State Highway Commission recorded August 4, 1958, in Volume 301, page 51, Deed Records of Klamath County, Oregon; Reservations, restrictions, easements and rights of way of record, and those apparent on the land; and subject to a certain contract of sale between Richard S. Shuck and Betty J. Shuck, as Vendors, and Stephen J. Petric and Ann S. Petric, husband and wife, and Ann M. Petric, as Vendees, which contract Vendors assume and agree to pay in accordance with the terms and provisions thereof.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

except as hereinabove set forth

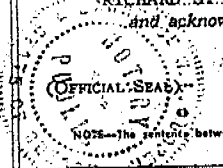
and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 13,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 11th day of March, 1974

Richard S. Shuck
Betty J. Shuck

STATE OF OREGON, County of Klamath ss. March 4, 1974
Personally appeared the above named RICHARD S. SHUCK and BETTY J. SHUCK, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Evelyn W. L. ... Notary Public for Oregon Commission Expires June 7, 1977 My commission expires

WARRANTY DEED

TO
AFTER RECORDING RETURN TO

No. 633
Tom and Jeanne Waid
220 Cook St
Klamath Falls, OR
97601

(DON'T USE THIS SPACE) REVIEWED FOR RECORDING LABEL IN COUNTIES WHERE USED.

STATE OF OREGON

County of Klamath ss.
I certify that the within instrument was received for record on the 1st day of Dec., 19 93, at 11:30 o'clock A.M. and recorded in book M93 on page 31920 or as filing fee number 72137, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By ... Deputy

Fee \$30.00

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