

2015-003428

Klamath County, Oregon



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04/14/2015 10:09:12 AM

Fee: \$52.00

**RECORDING COVER SHEET
FOR CONVEYANCES, PER ORS 205.234**

*THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.*

AFTER RECORDING RETURN TO

*name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.*

Carrie and David Mussey
31234 NE 114th St.
Carnation, WA 98014
206-909-7249

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).

Note: Transaction as defined by ORS 205.010 "means any action required or permitted by state law or rule or federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Quit Claim Deed

**2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or
GRANTOR, as described in ORS 205.160.**

1113 Cherry Avenue LLC #602-852-279

**3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1) (a) or
GRANTEE, as described in ORS 205.160.**

Sugar Pine Properties LLC #911900-91

**4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to
any real estate and all memoranda of such instruments, reference ORS 93.030.**

\$182,000.00

One hundred eighty two thousand dollars and zero cents

**5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE
FOLLOWING**

ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Carrie and David Mussey
31234 NE 114th St.
Carnation, WA 98014
206-909-7249

Prepared by: Carrie and David Mussey

Mail Deed and Tax Statement to:

Klamath County Assessor
305 Main Street
Klamath Falls, OR 97601

PIN#

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 19 day of March, 2015, by the Grantor(s),

1113 Cherry Avenue LLC
#602 852 279

to the Grantee(s),

Sugar Pine Properties
#911900-91

WITNESSETH, that the said Grantor, for true and actual consideration of

the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the 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 County, State of Oregon, legally described as:

Lot 1 in Block 4 of Plat No. 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON 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 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.

Commonly known as:

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Signature [Signature]
Print Name CARRIE A MUSSEY
Capacity: MEMBER

Signature [Signature]
Print Name DAVID MUSSEY
Capacity: MANAGER

Signature _____
Print Name _____
Capacity _____

Signature _____
Print Name _____
Capacity _____

STATE OF WASHINGTON }
COUNTY OF KING }

{SEAL}

On this 19th day of MARCH, 2015, before me a notary public, personally appeared

CARRIE A MUSSEY & DAVID MUSSEY

_____, known or identified to me to be the

person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me he/she/they freely executed the same.

Notary Public State of WASHINGTON

Notary Public Signature [Signature]

Print Name CAROL R KUFELDT

My Commission (is permanent) (expires): 02-06-2018

