

2015-005320

Klamath County, Oregon



00170016201500053200040044

05/26/2015 03:05:41 PM

Fee: \$57.00

After recording, please send to:

Johnny and Brenda Lawrence
15584 Buck Street
Klamath Falls, OR 97603

* Please also send tax statements to above address.

QUITCLAIM DEED

This Quitclaim Deed, executed this 22nd day of May, 2015.

By Grantors: **Johnny Lawrence, and Brenda Lawrence**

To Grantees: **Johnny Lawrence and Brenda Lawrence, as trustees of the Johnny Lawrence and Brenda Lawrence Revocable Living Trust dated May 22, 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, which is incorporated herein.

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

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.

///

Melinda Brown
Law Office
Returned @ Counter

IN WITNESS WHEREOF, That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:


Johnny Lawrence


Brenda Lawrence

STATE OF OREGON

County of Klamath

} ss.

The above-mentioned persons, Johnny Lawrence and Brendan Lawrence, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 22nd day of May, 2015.




Notary Public for Oregon
My Commission Expires: 10-27-17



State of Oregon, County of Klamath
 T Recorded 11/05/04 3:42 p m
 Vol M04 Pg 76551-52
 Linda Smith, County Clerk
 Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:
 Johnny W. Lawrence and Brenda D.
 Lawrence
 15582 Buck Road
 Klamath Falls, OR 97603

Until a change is requested all tax statements
 shall be sent to the following address:
 Johnny W. Lawrence and Brenda D.
 Lawrence
 15582 Buck Road
 Klamath Falls, OR 97603
 File No.: 7021-464822 (SAC)
 Date: November 04, 2004

STATUTORY WARRANTY DEED

John Girtman and Meachell Parmentier as tenants in common, Grantor, conveys and warrants to Johnny W. Lawrence and Brenda D. Lawrence as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 4 and 5 in Block 5 Klamath River Sportsman Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 IN ORS 30.930.

The true consideration for this conveyance is **\$127,500.00**. (Here comply with requirements of ORS 93.030)

Dated this 5 day of Nov, 2004

Page 1 of 2

EXHIBIT A
PAGE 1 **OF** 2

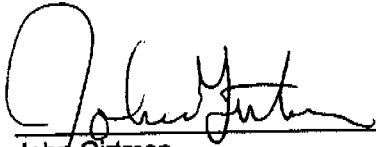
26F

76552

APN: 623891

Statutory Warranty Deed
- continued

File No.: 7021-464822 (SAC)
Date: 11/04/2004


John Girtman


Meachell Parmentier

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 5 day of NOV., 2004
by **John Girtman and Meachell Parmentier.**


Notary Public for Oregon
My commission expires: 8/2007

