

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



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07/07/2015 10:50:57 AM

Fee: \$42.00

David Arthur Coons
2416 Orchard
Klamath Falls OR 97601

Grantor's Name and Address

Mary Louise Coons
4318 Bartlett Ave
Klamath Falls OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Mary Louise Coons
4318 Bartlett Ave
Klamath Falls OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

Mary Louise Coons
4318 Bartlett Ave
Klamath Falls OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that David Arthur Coons

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Mary Louise Coons 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):

Owner: COONS DAVID & MARY

Prop ID : R572017 (Real Estate) (245422) 4318 BARTLETT
Map Tax Lot: R-3909-014BB-02700-000 KLAMATH FALLS, OR 97603
Legal : VILLA ST CLAIR, LOT 40, ACRES 0.68,
MH X# 170067

Situs : 4318 BARTLETT AVE Year Built : 1930
KLAMATH FALLS, OR 97603 Living Area: 1656

Name(s) :
Area : 041

Sale Info :	2014 Roll Values		
Deed Type : 01	RMV Land	\$	36,890 (+)
Instrument: 07-019410	RMV Improvements	\$	22,660 (+)
2014 Tax Status * No Taxes Due *	RMV Total	\$	59,550 (=)
Current Levied Taxes : 696.22	Total Exemptions	\$	0
Special Assessments : 24.00	M5 Net Value	\$	59,550
	M50 Assd Value	\$	59,550

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 July 7, 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.

David Arthur Coons

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on July 7, 2015
by David Arthur Coons
This instrument was acknowledged before me on _____
by _____
as _____
of _____



Rochelle Marie Long
Notary Public for Oregon
My commission expires October 30, 2015