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2015-008413

Klamath County, Oregon



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07/28/2015 03:42:58 PM

Fee: \$47.00

After recording, please send to:

Gary P. Doughty and Sandra E. Doughty, Trustees
1222 Summers Lane
Klamath Falls, OR 97603

* Please also send tax statements to above address.

QUITCLAIM DEED

This Quitclaim Deed is executed this 27th day of July, 2015.

By Grantors, **Gary P. Doughty and Sandra E. Doughty**, who took title as, **Gary P. Doughty and Sandra E. Doughty**, To Grantees, **Gary P. Doughty and Sandra E. Doughty**, as Trustees of the Doughty Revocable Living Trust, Under Agreement Dated July 27, 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:

A parcel of land situated in the NE ¼ of the SE ¼ of Section 34 and the NW ¼ of the SW ¼ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, also being a part of Lot 16, Block 1, of Shadow Hills – 1 Subdivision, more particularly described as follows:

Commencing at a ½ inch iron pin marking the Northeast corner of Lot 16, Block 1 of Shadow Hills – 1 Subdivision, which is the true point of beginning, thence South 23° 56' 00" West along the Westerly right of way line of Summers Lane, 50.00 feet to a ½ inch iron pin; thence North 66° 04' 00" West parallel with the North line of Lot 16, Block 1, thence North 00° 02' 42" East along the West line of said Lot 16, Block 1, 54.68 feet to a ½ inch iron pin at the Northwest corner of said Lot 16, Block 1; thence South 66° 04' 00" East along the North line of said Lot 16, Block 1, 150.78 feet to the true point of beginning.

Also, that portion of Lot 16, Block 1, Tract 1031, Shadow Hills Subdivision No. 1, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northeasterly corner of Lot 16; thence South 23° 56' 00" West 50.00 feet to the point of beginning; thence North 66° 04' 00" West 128.64 feet to the West line of said Lot 16; thence South along the West line of Lot 16, 54.68 feet; thence South 66° 04' 00" East 106.49 feet to the East line of Lot 16 thence North 23° 56' 00" East along the Westerly right of way line of Summers Lane to the point of beginning.

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.

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

Sandra Cox
(Signature of Witness)

Gary P. Doughty
Gary P. Doughty
Sandra E. Doughty
Sandra E. Doughty

STATE OF OREGON)
) ss.
County of Klamath)

The above-mentioned persons, Gary P. Doughty and Sandra E. Doughty, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 27th day of July, 2015.

Sherry D Wells
Notary Public for Oregon
My Commission Expires: 10-3-17

