

2015-010005

Klamath County, Oregon



00175688201500100050020026

09/09/2015 01:50:14 PM

Fee: \$47.00

Returned at Counter

Grantor's Name and Address:

Lucas Fairfield
893 Ridgeview
Eagle Point, OR 97524

Grantee's Name and Address:

Denis J Hickey & Denis P Hickey
PO Box 1022 Merrill, OR 97633

After recording, return to (Name, Address, Zip):

Denis J Hickey & Denis P Hickey
PO Box 1022 Merrill, OR 97633

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

Denis J Hickey & Denis P Hickey
PO Box 1022 Merrill, OR 97633

MapTaxlotNumber

R-3606-003CA-00800-000

Property Address

26451 Johnson Dr.
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

41.00 *(L.F.)* KNOW ALL BY THESE PRESENTS that **Lucas Fairfield** called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto **Denis J Hickey & Denis P Hickey**, 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, to-wit:

Description of real property: A portion of the NE ¼ SW ¼ of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, More particularly described as follows: Starting from the Northwest corner NE ¼ SW ¼, Section 3 Township 36 South, Range 6 East of the Willamette Meridian; thence South 89°50' East a distance of 448.11 feet; thence South a distance of 73.70 feet to an iron pin, the point of beginning; thence South a distance of 75 feet to an iron pin; thence West a distance of 148.28 feet, more or less, to the point of beginning. Parcel 3-The W ½ of the following described property in TRACT #28 of Pine Cone Addition: Starting from the Northwest corner NE ¼ SW ¼, Section 3, Township 36 South, Range 6 East of the Willamette Meriden; Thence South 89°50' East a distance of 448.11 feet; to an iron pin, the point of beginning; thence South a distance of 73.70 feet to an iron pin; thence

East a distance of 148.28 feet to an iron pin; thence North a distance of 73.26 feet to an iron pin; thence North 89°50' West a distance of 148.28 feet, more or less, to the point of beginning.

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

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 for dollars, is \$1.00

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on **8/26/15**; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, and Section 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 or 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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

Lucas Fairfield Grantor's

STATE OF OREGON, County of JACKSON) ss.

(K) 9th September (K)

This instrument was acknowledged before me on this 26th day of August 2015, by Lucas Fairfield, as Grantor.

By Kimberly E. STROUP

Kimberly E. Stroup, Notary Public - State of Oregon

My commission expires: JULY 2, 2018

