

187 2307353-ALF

**RECORDING COVER SHEET**

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

**2015-010398**

**Klamath County, Oregon**

**09/21/2015 10:43:13 AM**

**Fee: \$67.00**

**After Recording Return To:**

**William E Hantzmon  
231 Huron Ave Apt E  
Port Huron, MI 48060**

**1. Title(s) of the Transaction(s) ORS 205.234(a):**

**Quit Claim Deed**

**2. Direct Party/Grantor(s) and address ORS 205.125(1)(b) and ORS 205.160:**

**Monica J Hantzmon**

**3. Indirect Party/Grantee(s) and address ORS 205.125(1)(a) and ORS 205.160:**

**William E Hantzmon III**

**4. Send Tax Statements To:**

**Same as above**

**5. True and Actual Consideration:**

**N/A**

**6. Deed Reference:**

**Rerecorded at the request of First American Title to correct the legal  
description. Previously recorded in 2012/010510.**

F.  
72.00

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS

2012-010510

Klamath County, Oregon



00124657201200105100020023

09/24/2012 09:07:28 AM

Fee: \$42.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Monica J. Hantzmon  
3949 Mack Ave  
Klamath Falls, OR 97603

Grantor's Name and Address

WILLIAM E HANTZMON III  
231 Huron Ave Apt E  
Port Huron MI 48060

Grantee's Name and Address

After recording, return to (Name and Address):  
WILLIAM E HANTZMON III  
231 Huron Ave Apt E  
Port Huron MI 48060

Until requested otherwise, send all tax statements to (Name and Address):  
WILLIAM E HANTZMON III  
231 Huron Ave Apt E  
Port Huron MI 48060

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that

MONICA J. Hantzmon

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto  
WILLIAM E. HANTZMON III "As tenant by the entirety"  
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):

See Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 <sup>Ⓢ</sup>, 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 September 18, 2012; any  
signature on behalf of a business or other entity is made with the authority of that entity.

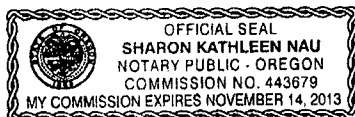
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD  
INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND  
SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON  
LAWS 2009, AND SECTIONS 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 DETER-  
MINE 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.

*Monica J. Hantzmon*

STATE OF OREGON, County of Klamath ss.

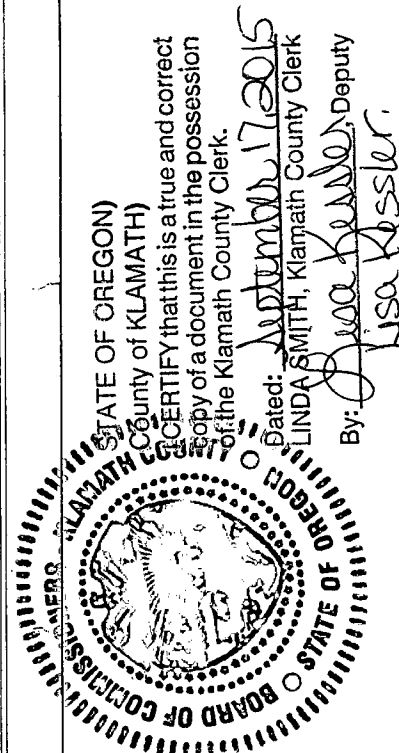
This instrument was acknowledged before me on September 18, 2012  
by Monica J. Hantzmon

This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



*Sharon K. Nau*  
Notary Public for Oregon

My commission expires November 14, 2013



**EXHIBIT A: 3949 Mack Avenue, Klamath Falls, OR**

Beginning at a point which lies N. 1° 14' W. a distance of 680.3 feet and S. 89° 26' W a distance of 430 feet from the iron pin which marks the section corner common to Sections 2, 3, 10, and 11, T 39 S. R. 9 E. W. M., and run thence: Continuation S 89° 26' W. a distance of 200 feet to an iron pin; thence N. 1° 14' W. a distance of 144.1 feet to an iron pin; thence N. 89° 24' E. a distance of 200 feet to an iron pin; thence S. 1° 14' E. a distance of 144.2 feet, more or less, to the point of beginning, said tract containing 0.66 acres, more or less, in the S½S¼N¼SE¼SE¼ of Section 3, T.39 S. R. 9 E. W. M. "Subject to an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners across the North and East sides of said lot. Subject to the restriction that no dwelling house shall be placed upon said land less than \$1500.00; that such dwelling house shall be outside and shall be set back at least 20 feet from property line on Mack Avenue, being a road running East and West the Southerly line of above described tract."

FORM No. 721 - QUITCLAIM DEED.

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BLK

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Returned to Counter

2012-010510

Klamath County, Oregon



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Fee: \$42.00

SPACE RESERVED

FOR

RECORDER'S USE

Monica J. Hantzmon  
3949 Mack Ave  
Klamath Falls, OR 97603

Grantor's Name and Address

WILLIAM E. HANTZMON III  
231 Huron Ave. Apt E  
Port Huron, MI 48060

Grantee's Name and Address

After recording, return to (Name and Address):  
WILLIAM E. HANTZMON III  
231 Huron Ave. Apt E  
Port Huron, MI 48060

Until requested otherwise, send all tax statements to (Name and Address):  
WILLIAM E. HANTZMON III  
231 Huron Ave. Apt E  
Port Huron, MI 48060

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that

Monica J. Hantzmon

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

WILLIAM E. HANTZMON III "As tenant by the entirety"

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):

See Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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  $\Phi$ , 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 September 18, 2012; 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.

Monica J. Hantzmon

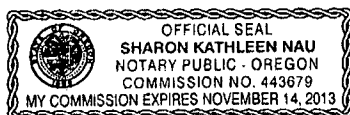
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on September 18, 2012by Monica J. Hantzmon

This instrument was acknowledged before me on

by

as

of



Sharon K. Nau

Notary Public for Oregon

My commission expires November 14, 2013

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

**EXHIBIT A: 3949 Mack Avenue, Klamath Falls, OR**

Beginning at a point which lies N. 1° 14' W. a distance of 680.3 feet and S. 89° 26' W a distance of 430 feet from the iron pin which marks the section corner common to Sections 2, 3, 10, and 11, T 39 S. R. 9 E. W. M., and run thence: Continuation S 89° 26' W. a distance of 200 feet to an iron pin; thence N. 1° 14' W. a distance of 144.1 feet to an iron pin; thence N. 89° 24' E. a distance of 200 feet to an iron pin; thence S. 1° 14' E. a distance of 144.2 feet, more or less, to the point of beginning, said tract containing 0.66 acres, more or less, in the S½S½N½SE½SE¼ of Section 3, T.39 S. R. 9 E. W. M. "Subject to an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners across the North and East sides of said lot. Subject to the restriction that no dwelling house shall be placed upon said land less than \$1500.00; that such dwelling house shall be outside and shall be set back at least 20 feet from property line on Mack Avenue, being a road running East and West the Southerly line of above described tract."

## **EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Beginning at a point which lies North 1°14' West a distance of 680.3 feet and South 89°26' West a distance of 430.00 feet from the iron pin which marks the section corner common to Sections 2, 3, 10 and 11 Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing South 89°26' West a distance of 200 feet to an iron pin; thence North 1°14' West a distance of 144.1 feet to an iron pin; thence North 89°24' East a distance of 200 feet to an iron pin; thence South 1°14' East a distance of 144.2 feet, more or less, to the point of beginning, said tract containing 0.666 acres, more or less, in the S 1/2 S 1/2 N 1/2 SE 1/4 SE 1/4 of Section 3 Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

**LESS & EXCEPT that portion deeded to Oscar E. Cleveland and Joan Cleveland, husband and wife on August 5, 1977 in Deed Volume M77 Page 14178, records of Klamath County, Oregon, described as follows:**

**A tract of land situated in the S 1/2 S 1/2 N 1/2 SE 1/4 SE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:**

**Beginning at a 5/8 inch iron pin which lies North 01°14' West a distance of 685.3 feet and South 89°26' West a distance of 557.30 feet from the cased iron pin which marks the Southeast corner of said Section 3; thence continuing South 89°26' West 72.70 feet to a 5/8 inch iron pin; thence North 01°14' West a distance of 139.10 feet to a 5/8 inch iron pin; thence North 89°24' East a distance of 72.70 feet to a 5/8 inch iron pin; thence South 01°14' East a distance of 139.14 feet to the point of beginning, with bearings based on the East line of said Section 3 as being North 01°14' West.**