

2015-010452

Klamath County, Oregon

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00176244201500104520020025

09/22/2015 10:30:51 AM

Fee: \$47.00

received for recording on _____,
at _____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Raymond S. Jarvie and Kathleen RJarvie

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto
R. Scott Jarvie & Kathleen R Jarvie, Revocable LT, UAD November 18, 2014,
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
_____ County, State of Oregon, described as follows, to-wit:

A parcel of land situated in Lot 7 of Section 6, Township 39
South, Range 10 East of the Willamette Meridian, Klamath County
Oregon, and being more particularly described as follows:

COMMENCING at the Southwest corner of said section 6; thence
South 89°59'00" East, 200.00 feet; thence North 00° 15'45" West,
430.63 feet parallel with the west line of said Lot 7 of Section
6, to the true point of beginning of this description; thence
North 88°36'25" West, 95.15 feet to a 5/8" iron rod; thence
North 00°15'45" West, 228.00 feet parallel with the west line
of said Lot 7, to a point on the Southerly right of way line of
the Enterprise irrigation District Canal; thence South 88°36'25"
East, 95.15 feet along said right of way; thence South 00°15'45"
East 228.00 feet parallel to the West line of said Lot 7 to
the true point of beginning.

(more on reverse side)

(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 \$ 150,000.00. ^① 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. ^② (The sentence between the symbols ^②, if not applicable, should be deleted. See ORS 93.030.)

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.

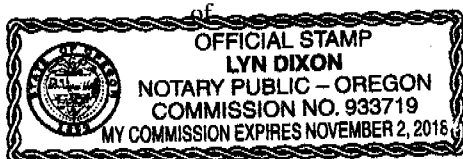
IN WITNESS WHEREOF, the grantor has executed this instrument on 9/3/15; if
grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized
to do so by order of its board of directors.

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. 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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on 9/3/15
by Raymond Scott JarvieThis instrument was acknowledged before me on _____
by Kathleen R. Jarvie

as _____

of _____



Notary Public for Oregon

My commission expires 11/2/2018

TOGETHER WITH an easement for ingress and egress along the existing driveway which lines adjacent to the Westerly of the following described line:

COMMENCING at the point 200 feet East of the Southwest corner of said Section 6; thence North $00^{\circ}15'45''$ West, 430.63 feet parallel with the West line of said Lot 7 of Section 6.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.