

2015-010641

Klamath County, Oregon



00176477201500106410020021

09/28/2015 09:12:35 AM

Fee: \$47.00

Returned at Counter

SPACE RESERVED
FOR
RECORDER'S USE

Audrey Teixeira
406 2nd street
La Grande OR 97850

Grantor's Name and Address

Daniel Kates
2103 Hope st
Klamath Falls OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Daniel Kates
2103 Hope st
Klamath Falls OR 97603

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

Same AS Above

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Audrey Teixeira

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Daniel Kates Cheryl Kates husband + wife with Right of Survivorship 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 ATTACHED

(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 \$ 20,000.00. 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. ① (The sentence between the symbols ①, 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 7-30-15; 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.

Audrey Teixeira

STATE OF OREGON, County of Union ss.

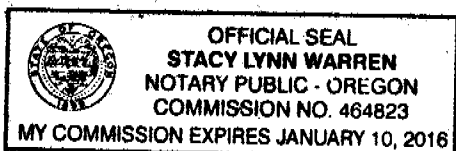
This instrument was acknowledged before me on July 30, 2015
by Audrey Teixeira

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Stacy Lynn Warren
Notary Public for Oregon
My commission expires Jan 10, 2016

KNOW ALL MEN BY THESE PRESENTS, That MITCHELL DEAN ROSE and WILLIAM E. QUARESMA and GERALDINE E. QUARESMA

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JOSEPH F. TEIXEIRA, JR. and AUDREY A. TEIXEIRA husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath

A portion of the Southeast quarter of Section 26, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point located 990 feet South and 873 feet West from the East quarter corner of said Section 26, thence West 873 feet to a point; thence South 990 feet to a point; thence East 873 feet to a point; thence North together with the right of way for ingress, egress and utility purposes over that existing road, which is apparent upon the ground, to the point of intersection with the Sprague River Highway, a Klamath County Road;

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above stated and liens, assessments, rules and regulations for irrigation, drainage and sewage and reservations, restrictions, easements, and rights of way of record and those apparent on the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 13,000.00

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

In Witness Whereof, the grantor has executed this instrument this 21 day of February, 1978, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF CALIFORNIA
County of San Luis Obispo
February 21, 1978

Personally appeared the above named
Mitchell Dean Rose, William E. Quaresma and Geraldine E. Quaresma, who acknowledged the foregoing instrument to be their voluntary act and deed.

Before me
Terry L. Peterson
Notary Public for California
My commission expires 5-11-80

Mitchell Dean Rose
William E. Quaresma
Geraldine E. Quaresma
STATE OF OREGON, County of Klamath

Personally appeared
each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me
Terry L. Peterson
Notary Public for Oregon
My commission expires

OFFICIAL SEAL
TERRY L. PETERSON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN LUIS OBISPO COUNTY
My Commission Expires May 11, 1980

STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 23 day of March, 1978, at 2:02 o'clock P.M. and recorded in book 428 on page 5546 or as file/real number 63111

Record of Deeds of said county.
Witness my hand and seal of County affixed.

W. D. Miller
Recording Officer
Deputy

GRANTOR'S NAME AND ADDRESS
Joseph F. Teixeira, Jr.
San Rafael, CA 94903
NAME, ADDRESS, ZIP
Same as above