

2015-011081

Klamath County, Oregon



00176998201500110810040043

10/07/2015 03:45:46 PM

Fee: \$57.00

After recording, please send to:  
Kenneth and Karen Savage  
3933 La Marada Way  
Klamath Falls, OR 97603

\* Please also send tax statements to above address.

### QUITCLAIM DEED

This Quitclaim Deed, executed this 6<sup>th</sup> day of October, 2015.

By Grantors: ***Kenneth A. Reynolds and Karen A. Reynolds, husband and wife;***  
To Grantees: ***Kenneth A. Reynolds and Karen A. Reynolds, as trustees of the  
Kenneth A. Reynolds and Karen A. Reynolds Revocable Living Trust dated October  
6, 2015.***

**WITNESSETH**, that the said Grantors do hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

**See Exhibit A.**

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:

Kenneth A. Reynolds  
Kenneth A. Reynolds

Karen A. Reynolds  
Karen A. Reynolds

STATE OF OREGON        )  
County of Klamath        ) ss.

The above-mentioned persons, Kenneth A. Reynolds and Karen A. Reynolds, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 6<sup>th</sup> day of October, 2015.



Mika N. Blain  
Notary Public for Oregon  
My Commission Expires: 10-27-17

KNOW ALL MEN BY THESE PRESENTS, THAT MELVIN J. HOWARD and MARY R. HOWARD, husband and wife,

hereby called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH A. REYNOLDS and KAREN A. REYNOLDS, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7, Block 17, TRACT 1112 EIGHTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

## MOUNTAIN TITLE COMPANY INC.

has been continued on the reverse side of this deed.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises free from all encumbrances except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 60,000.00

(The sentences between the symbols ©, if not applicable, should be deleted. See ORS 91A030.)

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 5th day of September, 1985, as 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 covered by a corporation, affix corporate seal)

STATE OF OREGON

County of Klamath

September 5, 1985

MELVIN J. HOWARD and MARY R. HOWARD, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7/1/87

Melvin J. Howard & Mary R. Howard

P.O. Box 1161

Medford, OR 97501

Kenneth A. Reynolds & Karen A. Reynolds

3923 Klamath Way

Medford, OR 97503

After recording grantor's

NAME AS GRANTEE

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NAME AS GRANTEE

MELVIN J. HOWARD

MARY R. HOWARD

STATE OF OREGON County of

September 5, 1985

Personally appeared

each for himself and not one for the other, did say that the former is the

secretary of

a corporation,

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

Notary Public for Oregon

My commission expires

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/roll number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

SUBJECT TO: 14234

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
  2. Assessments, if any, due to the City of Klamath Falls for water use.
  3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
  4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
  5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Sunset Village Lighting District.
  6. Reservations and easements as contained in plat dedication, to wit: "Subject to: (1) Easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation, and drainage; (2) No changes will be made in the present irrigation and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns; (3) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
  7. Covenants, conditions, and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument including the terms and provisions thereof, recorded March 25, 1975, Volume M75, Page 3318, Microfilm Records of Klamath County, Oregon.
  8. Right of Way Easement, including the terms and provisions thereof, Dated: July 28, 1975, Recorded: December 1, 1975, Volume: M75, page 15098, Microfilm Records of Klamath County, Oregon, Rerecorded: January 15, 1976, Volume: M76, page 733, Microfilm Records of Klamath County, Oregon, In favor of: Pacific Power & Light Company, For: Electric transmission and distribution line, Affects: North 5 feet of said Lot 7.
  9. Note and Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, Dated: July 14, 1980, Recorded: July 16, 1980, Volume: M80, page 13156, Microfilm Records of Klamath County, Oregon, Amount: \$55,480.00, Mortgagor: Melvin J. Howard and Mary R. Howard, husband and wife, Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs.
- The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Mortgage and further agrees to hold the Grantors herein harmless therefrom.

STATE OF OREGON, COUNTY OF KLAMATH

Filed for record at request of \_\_\_\_\_ the 5th day of September A.D. 1985 at 4:31 o'clock P.M. and duly recorded in Vol. M85 of Deeds on Page 14233

Fee \$9.00 By Evelyn Siehm, County Clerk

EXHIBIT A  
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