

2015-011857

Klamath County, Oregon

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00177927201500118570020026

10/29/2015 02:45:26 PM

Fee: \$47.00

Returned at Counter

Jeanne Marie Poplawski
14025 Kinn Springs POBox 69
Keno OR 97627

Grantor's Name and Address

Cody Justin Jones.

Alexander A Poplawski as joint right of survivorship
11009 River St, POBox 1088
Keno OR 97627

Grantee's Name and Address

SPACE RESERVED
FOR
RECORDER'S USE

After recording, return to (Name and Address):

Alexander Poplawski
POBox 1088
Keno OR 97627

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

Alexander Poplawski
POBox 1088
Keno OR 97627

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Jeanne Marie Poplawski

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Alexander Andrey Poplawski and Cody Justin Jones, as joint 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):

All that portion of the SW 1/4 SW 1/4 of Section 31, Township 39 South, Range 8 East of the Willamette meridian, in the county of Klamath, State of Oregon, more particularly described as follows: Beginning on the northeasterly line of River Street in the town of Doten (Keno) at a point thereon distant 2.08 chains from the intersection of the said line of River Street and the northwesterly line of Brighton Avenue; thence northwesterly along said line of River Street, 4.24 chains more or less, to the point described in deed to R.A. Broyles recorded in Book 53 at page 373, deed records of Klamath County, Oregon, described as North 33° East 50 feet from the northwest corner of Lot 1, Block 3, in the town of Doten; (over)

(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 ®, 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 October 28, 2015; 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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 10/28/2015 ss. Jeanne Poplawski

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Sharon E. Longley
Notary Public for Oregon

My commission expires 11/18/2016

thence North 33° East, 5.2 chains more or less to the meander line of the Klamath River; thence South 39° East along said meander line to a point North 33° East of the point of beginning; thence South 33° West to the point of beginning.

except therefrom the southeasterly 50 feet as described in deed recorded June 30, 1939 in Book 123 at Page 123, deed records of Klamath County, Oregon.

Together with; 1993 Fleetwood Manufactured Home; Serial Number WAFLN31ABC10822BA which is currently located on the subject property.

The Northerly $\frac{1}{2}$ of that portion of River Street vacated by Order 94-068 and recorded in M93-32510, dated December 7, 1993.