

Returned at Counter Deborah Jones

QUITCLAIM DEED

2015-013646

Klamath County, Oregon



00180046201500136460020021

12/21/2015 01:44:35 PM

Fee: \$47.00

Grantor's Name and Address

Lillian F. Johns
Boise, ID

Grantee's Name and Address

Steven L. Ayola and Sandy L. Ayola
1426 Kane St.
Klamath Falls, OR 97603

WHEN RECORDED MAIL TO:

Steven L. Ayola and Sandy L. Ayola
1426 Kane St.
Klamath Falls, OR 97603

MAIL TAX STATEMENTS TO:

Steven L. Ayola and Sandy L. Ayola
1426 Kane St.
Klamath Falls, OR 97603

KNOW ALL BY THESE PRESENTS that **LILLIAN F. JOHNS** hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto **STEVEN L. AYOLA AND SANDY L. AYOLA**, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of 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:

The South one-half of Lot 32 of FAIR ACRES SUBDIVISION NO.1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Easterly 5 feet thereof conveyed to Klamath County for the widening of Kane Street by instrument recorded December 2, 1963 in Volume 349 at Page 474, Deed Records of Klamath County, Oregon.

Assessors Account No. 41-3809-35DC-3800

Assessors Key No. 440946

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, state in terms of dollars, is \$1.00

In construing this instrument, where the context so required, 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 11 day of December, 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, Section 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Section 2 to 7 Chapter 8, Oregon Law 2010. This instrument does not allow use of the property described in this instrument in violation of Land Use Laws and Regulations. Before signing or accepting this instrument, the person acquiring Fee Title to the Property should check with appropriate city or county planning departments 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 Section 5 to 11, Chapter 424, Oregon Laws 2007, Section 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, chapter 8, Oregon Laws 2010.

Lillian F. Johns
Lillian F Johns, Grantor

STATE OF IDAHO, COUNTY OF ADA)ss.

This instrument was acknowledge before me, a notary public in and for the State of Idaho, personally appeared **Lillian F. Johns**, known to me, or proven on the basis of satisfactory evidence, to be the person whose name is subscribed to this instrument, and acknowledged to me that they executed the same on 11 day of December, 2015.

Maria Gomez
Notary Public for the State of Idaho

County of Ada

Residing at: Nampa

My Commission Expires: 9/29/2021

