

2016-000277

Klamath County, Oregon



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01/12/2016 09:09:20 AM

Fee: \$42.00

Pls send all tax statements to: 12750 SW 15 St. #D-111
Pembroke Pines, FL 33027

PREPARED BY AND RETURN TO:

DANA SETNOR METZGER, ESQ.
1513 N.W.178 WAY
PEMBROKE PINES, FLORIDA 33029

Property Appraisers Parcel
Identification Number(s):
R302924 & R302933

(Space Above This Line for Recording Data)

THIS QUIT CLAIM DEED, executed this 18th day of December, 2015 by THOMAS R. ROACH, a married man, first party, whose post office address is 12750 SW 15 Street # D-111, Pembroke Pines, FL 33027 to THOMAS R. ROACH, as Trustee of the THOMAS R. ROACH Revocable Trust, whose post office address is 12750 SW 15 Street # D-111, Pembroke Pines, FL 33027, second party:

WITNESSETH: That the first party, for and in consideration of the sum of \$10.00, in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the first party has in the following described lot, piece or parcel of land, lying in the County of Klamath, State of Oregon, to-wit:

Lot 13 in Block 13 of Fairview addition to the city of Klamath Falls, and also a tract of land adjoining said lot on the East, which commences at the SE corner of said lot 13 thence N 50 feet thence E 44 ft; thence S 50'; thence W 44' to the point of beginning and being situated in Section 29, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon. Address: 1449 Wilford Ave., Klamath Falls, OR 97601

Full power and authority is hereby granted to said Trustees pursuant to Section 689.071, Florida Statutes, to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in presenti or futuro and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said Property, or any Part thereof, for other real or personal property, to submit said property to condominium, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or easement appurtenant to said premises, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time hereafter.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

Ruth A Moss
Witness Signature
Ruth A Moss
Print Witness Name
Wade M. Moss
Witness Signature
Wade M Moss
Print Witness Name

Thomas R. Roach
THOMAS R. ROACH

STATE OF FLORIDA
COUNTY OF BROWARD

SWORN TO AND SUBSCRIBED TO before me this 18th day of December, 2015 by THOMAS R. ROACH, who produced driver's license as identification.

My Commission Expires:



[Signature]
Signature