

2016-001138

Klamath County, Oregon

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



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02/04/2016 03:48:49 PM

Fee: \$47.00

Returned at Counter

PELICAN TRACTOR CO. INC.
 P.O. BOX F
 KLAMATH FALLS, OR 97601
Grantor's Name and Address
 J & J ENTERPRISES, INC.
 P.O. BOX F
 KLAMATH FALLS, OR 97601
Grantee's Name and Address

After recording, return to (Name and Address):

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

J & J ENTERPRISES INC
 P.O. BOX F
 KLAMATH FALLS, OR 97601

 SPACE RESERVED
 FOR
 RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that PELICAN TRACTOR CO INC

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto
J & J ENTERPRISES INC
 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 Exhibit A

(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 NAME CHANGE 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 February 4, 2016; 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 DETER-
 MINE 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 ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on February 4, 2016

by

as

of

Ronald E Johnson
President
Pelican Tractor Co. Inc

OFFICIAL STAMP
 LISA LEGGET-WEATHERBY
 NOTARY PUBLIC- OREGON
 COMMISSION NO. 943990
 MY COMMISSION EXPIRES OCTOBER 19, 2019

Notary Public for Oregon

My commission expires

10/19/2019

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Tracts 10, 11 and 25, PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to State of Oregon for Highway purposes by Volume 154, page 102, Deed Records of Klamath County, Oregon.

PARCEL 2:

All of Tract 24 and the Southerly portion of Tract 23 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows:

Beginning at the Southeast corner of said Lot 23; thence North 00°43'00" West along the East line of said Lot 23, 111.00 feet to an existing fence; thence North 89°13'05" West along said fence 80.00 feet to the West line of said Lot 23; thence South 00°43'00" East 113.00 feet to the Southwest corner of said Lot 23; thence North 89°21'00" East to the point of beginning.