

2016-001641

Klamath County, Oregon

02/19/2016 02:46:56 PM

Fee: \$52.00

Grantor's Name and Address

CLINTON D. GARDNER

415 Eagle Claw

KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording return to:

CLINTON D. GARDNER ET UX

415 Eagle Claw

KLAMATH FALLS, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

CLINTON D. GARDNER ET UX

415 EAGLE CLAW

KLAMATH FALLS, OR 97603

QUITCLAIM DEED

Jim Toney also known as James Toney as Successor Trustee of the Hazel V. Toney Revocable Living Trust, and James Toney also known as Jim Toney and Carolyn Souders, individually

Grantor(s), hereby releases and quitclaims to

CLINTON D. GARDNER and EADIE GARDNER AS TENANTS BY THE ENTIRETY

Grantee(s), all right, title and interest in and to the following described real property situated in the County of KLAMATH, State of Oregon, described as follows, to wit:

Lot 11 in Block 3 of COUNTRY VILLAGE, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, together with that exempted manufactured home, EM# 25482.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **none- conveying any and all redemption rights under Klamath County Case no 1404002CV..**

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.

In Witness Whereof, the grantor has executed this instrument this 18 day of February, 2016; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

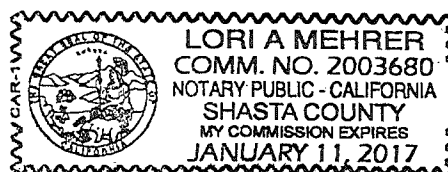
James Toney
Jim Toney also known as James Toney as
Successor Trustee of the Hazel V. Toney
Revocable Living Trust
State of California
County of

James Toney
Jim Toney also known as James Toney

This instrument was acknowledged before me on February ____, 2016 by James Toney also Known as Jim Toney individually and as Successor Trustee of the Hazel V. Toney Revocable Living Trust as their voluntary act and deed.

Please see attached
California Acknowledgment
(Notary Public for California)

My commission expires _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Shasta)
On Feb 18, 2016 before me, Lori A. Mehrer, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared James Toney
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lori A. Mehrer
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Quitclaim Deed Document Date: 2/18/16
Number of Pages: two Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: James Toney
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: Self


Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____


Carolyn Souders

State of Oregon
County of Klamath

On this 19 day of February, 2016, personally appeared before me the above named Carolyn Souders and acknowledged the foregoing instrument to be her voluntary act and deed.

WITNESS my hand and official seal.


Notary Public for Oregon
My Commission expires: _____

