

2016-002447

Klamath County, Oregon



00183417201600024470030038

03/07/2016 09:16:48 AM

Fee: \$52.00

Recording Requested By:)

Law Office of Scott C. Soady)

A Professional Corporation)

WHEN RECORDED MAIL DEED and)

TAX STATEMENT TO:)

Donald E. Ellison)

4140 Sugar Pine Loop)

Show Low, AZ 85901)

QUITCLAIM DEED

Exempt From Reappraisal

Transfer Tax: \$ 0

Transfer Out of Trust Only
to Child Beneficiary

APN #: : R815595 and R257750

Address: Vacant Land
Klamath County, Oregon

For no consideration, receipt of which is hereby acknowledged, Donna S. Sullivan, Trustee of the Ellison Family Trust dated January 8, 2001, does now hereby remise, release and forever QUITCLAIM in that certain real property, situated in the County of Klamath, in the State of Oregon, described as follows, subject to all taxes, conditions, reservations, assessments, restrictions, liens, rights of way and easements of record, of whatsoever kind and nature to:

Donald E. Ellison, a married man as his sole and separate property

the following real property described as:

See Legal Description attached hereto as Exhibit "A" and made a part hereof.

This conveyance is made and accepted, and said realty is hereby transferred subject to any conditions, covenants and restrictions of record and such are hereby incorporated herein by reference into the body of this Instrument the same as though fully set forth herein, and which covenants, conditions and restrictions shall run with the land and be binding on any transferees, and their successors and assigns.

IN WITNESS WHEREOF, this Deed is executed effective this date.

2-29-16

Date

Donna S. Sullivan

Donna S. Sullivan, Trustee

ACKNOWLEDGMENT

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.

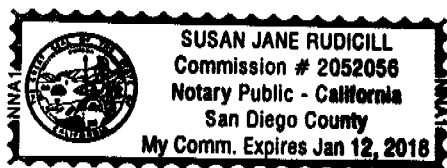
State of California)
County of San Diego)

SUSAN JANE RUDICILL

On 2-29 2016, before me, _____, a Notary Public personally appeared **Donna S. Sullivan**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within Instrument, and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the Instrument the person, or the entity upon behalf of which the person 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



Susan Jane Rudicill
Notary Public

EXHIBIT "A"

The SE¼SW¼ and the SW¼SE¼, also described as Government Lots 5 and 6 of Section 13, Township 35 South, Range 10 East of the Willamette Meridian.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands, and all rights of way for roads, ditches, canals and conduits, if any; Rights of the public in and to any portion of the said premises lying within the limits of roads and highways; All subsurface rights, except water, are hereby reserved, as set forth in an instrument recorded January 16, 1958 in Deed Volume 297 at page 43, Records of Klamath County, Oregon; Reservations, including the terms and provisions thereof, as set forth in an instrument recorded January 16, 1958 in Deed volume 294 at page 485, Records of Klamath County, Oregon; Mortgage, including the terms and provisions thereof, dated October 26, 1964, recorded October 27, 1964, in Mortgage Volume 226 at page 597, which Mortgage the Vendees do not assume and Vendor covenants and agrees to hold Vendees harmless therefrom and will obtain a release of this property from said Mortgage when this contract has been fully paid and performed, and liens which are of record in the Office of the Recorder of Klamath County, Oregon, as of October 29, 1971.