

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2016-002594

Klamath County, Oregon



00183594201600025940020025

03/09/2016 02:35:35 PM

Fee: \$47.00

Returned at Counter

Doreen Denise Lilly
Anthony James Bradley

Grantor's Name and Address

Doreen Denise Lilly
339 N ALAMEDA
KLAMATH FALLS OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Doreen Denise Lilly
339 N ALAMEDA
KLAMATH FALLS OR 97601

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

Doreen Denise Lilly
339 N ALAMEDA
KLAMATH FALLS OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Doreen Denise Lilly & Anthony James Bradley

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Doreen Denise Lilly, David Bradley, Monte Bradley, Traci Bradley, & Kayla Catherine 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 Legal



OF
BRITTANY
NOTARY
COMMISSION
MY COMMISSION

& Common but with rights of Survivorship

(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 \$ Other than money. 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 March 8, 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 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.

Doreen D. Lilly
Anthony J. Bradley

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on March 8, 2016by Doreen Denise LillyThis instrument was acknowledged before me on March 8, 2016by Anthony James Bradley

as

of



OFFICIAL STAMP
BRITTANY D BENNETT
NOTARY PUBLIC-OREGON
COMMISSION NO. 946654
MY COMMISSION EXPIRES FEBRUARY 01, 2020

Brittany D. Bennett
Notary Public for Oregon
My commission expires Feb. 1, 2020

40135

A portion of Lots 7 and 8 in Block 42 of HOT SPRINGS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northeasterly line of Alameda Ave., South 41 degrees 42' East 48 feet from the point created by the intersection of the Southeasterly line of Erie Street and the Northeasterly line of Alameda Ave., thence North 48 degrees 18' East parallel to Erie Street, 188.4 feet; thence South 41 degrees 42' East parallel to Alameda Ave., 36.0 feet; thence South 48 degrees 18' West parallel to Erie Street, 188.4 feet; thence North 41 degrees 42' West along the Northeasterly line of Alameda Ave., 36.0 feet to the point of beginning; all being a portion of Lots 7 and 8, Block 42, HOT SPRINGS ADDITION TO THE CITY OF Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

OFFICIAL STAMP
JERRY D BENNETT
CLERK PUBLIC-OREGON
SESSION NO. 946654
EXPIRES FEBRUARY 01, 2020