

2016-002607
Klamath County, Oregon
03/10/2016 09:09:20 AM
Fee: \$47.00


MTC 84857AM

RECORDATION REREQUESTED BY/RETURN TO:
STEWART TITLE COMPANY
601 CANYON DR, STE 100
COPPELL, TX 75019

SEND TAX NOTICES TO:
COREY G. FISCHER AND CARRIE FISCHER
1185 PATTERSON STREET
KLAMATH FALLS, OR 97603

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 2nd day of March 2016, by first party
COREY G. FISCHER, to second party, **COREY G. FISCHER AND CARRIE FISCHER AS**
TENANTS BY THE ENTIRETY

WITNESSETH, That the said first party, for good consideration in the amount of \$0.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise and quitclaim unto the said second party forever, all the right, title interest and claim which the said first party has in and to the following described parcel of land, and improvements and, appurtenances thereto in the City of KLAMATH FALLS, County of KLAMATH, State of Oregon, to wit:

A TRACT OF LAND LOCATED IN THE SW1/4 OF THE NE1/4 OF THE SW1/4 OF SECTION 36, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BOUNDARY OF PATTERSON STREET, SAID POINT BEING NORTH 89° 55' EAST A DISTANCE OF 1345.2 FEET AND NORTH 0° 16' A DISTANCE OF 1587.6 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE NORTH 89° 39 1/2'; EAST PARALLEL WITH EBERLEIN AVENUE, A DISTANCE OF 125.0 FEET; THENCE NORTH 0° 16' WEST PARALLEL WITH PATTERSON STREET A DISTANCE OF 100.0 FEET; THENCE SOUTH 89° 39 1/2' WEST PARALLEL WITH EBERLEIN AVENUE A DISTANCE OF 125.0 FEET TO THE EAST BOUNDARY OF PATTERSON STREET; THENCE SOUTH 0° 16' EAST ALONG THE EAST BOUNDARY OF PATTERSON STREET, A DISTANCE OF 100.0 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

APN: R-3809-036CA-02300-000

Property Address: 1185 PATTERSON STREET, KLAMATH FALLS, OR 97603



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 said first party has signed and sealed there presents the day and year first above written.

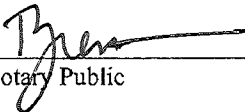

COREY G. FISCHER

STATE OF OREGON)
COUNTY OF Klamath)

I, Brent S. Warner hereby certify that COREY G. FISCHER whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 2 day of March, A.D., 20 16.

(Seal)




Notary Public
My Commission Expires: 2/2/20

PREPARED BY: TERRY HANSEN, Attorney at Law
901 N. BRUTSHER ST. SUITE 206
NEWBERG, OR 97132

