

2016-003184

Klamath County, Oregon



00184306201600031840030038

03/25/2016 03:15:37 PM

Fee: \$52.00

After recording, please send to:

Richard Heeter
5475 Oak Creek
Corvallis, OR 97330

* Please also send tax statements to above address.

QUITCLAIM DEED

This Quitclaim Deed, executed this 8 day of March, 2015.

By Grantor: **Kelly L. Weir, as tenant by the entirety,**
To Grantee: **Richard G. Heeter**

WITNESSETH, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all her right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Multnomah, State of Oregon, To Wit:

See Exhibit A.

The true actual consideration for this transfer is **\$0.00**. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

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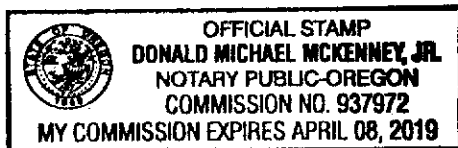
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IN WITNESS WHEREOF, That said Grantors have signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Kelly L. Weir
Kelly L. Weir

STATE OF OREGON)
County of Klamath) ss.

The above-mentioned person, Kelly L. Weir, appeared before me and acknowledged that she executed the above instrument. Subscribed and sworn to before me this 08th day of MARCH, 2016.



Donald McKenney, Jr.
Notary Public for Oregon
My Commission Expires: April 08, 2019

Fidelity National Title of Oregon

20110032605-05

Multnomah County Official Records
R Weldon, Deputy Clerk

2011-117035



\$61.00

00897036201101170350020027

10/21/2011 02:17:28 PM

1R-W DEED

\$10.00 \$11.00 \$15.00 \$5.00 \$20.00

Cnt#1 Str#21 ATESS

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon
GRANTOR'S NAME:
Robert M Busch and Teresa L Kaufman, as
tenants in common
GRANTEE'S NAME:
Richard G Heeter and Kelly L Weir
SEND TAX STATEMENTS TO:
Richard G Heeter and Kelly L Weir
--- same as below ---

AFTER RECORDING RETURN TO:
Richard G Heeter and Kelly L Weir
5475 Oak Creek Drive
Corvallis, OR 97330
Escrow No: 20110032605-FTPOR05
920 NW Naito Parkway, Unit J21
Portland, OR 97209

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Robert M Busch and Teresa L Kaufman, as tenants in common Grantor, conveys and warrants to

Richard G Heeter and Kelly L Weir, not as tenants in common but with right of survivorship
Grantee, the following described real property free of encumbrances except as specifically set forth
herein:

Residential Unit J-21, MCCORMICK PIER CONDOMINIUM SUPPLEMENTAL PLAT NO. 1, according to
the Plat recorded in Book 1261, Page 24, and Parking Unit P-75, MCCORMICK PIER CONDOMINIUM,
according to the Plat recorded in Book 1258, Page 45, Multnomah County Plat Records, in the City of
Portland, Multnomah County, Oregon;

TOGETHER WITH the limited common elements and an undivided interest in the general common
elements, that appertain thereto, as set forth in the Condominium Declaration For McCormick Pier
Condominium which was recorded May 7th, 2003, as Fee No. 2003-104652, and First Supplemental
Declaration of McCormick Pier Condominium Reclassifying Variable Property as Units and Common
Elements (Stage 2), recorded February 5th, 2004, Recorder's No. 2004-018322.
EXCEPTING therefrom that portion of said property lying below a depth of 500 feet measured vertically
from the contour of the surface thereof, as more fully set forth in the Deed from Southern Pacific
Transportation Company, recorded March 27th, 1978, in Book 1251, Page 718;
EXCEPTING therefrom all minerals and mineral rights as retained by the Union Pacific Land Resources
Corporation, in Deed recorded September 18, 1980, in Book 1469, Page 1677.
A Fee to that portion designated as Parcel I in Deed to McCormick Pier, LLC, an Arizona limited liability
company, recorded June 28th, 2002, as Fee No. 2002-116740.
A Leasehold Estate, as set forth in Lease between the State of Oregon, by and through its Division of
State Land, as lessor, and McCormick, LLC, an Arizona limited liability company, as lessee, recorded
June 28, 2002, Recorder's No. 2002-116738

ENCUMBRANCES: Save and Except: Taxes, covenants, conditions, restrictions, easements, rights of
way, homeowners association assessments, if any, and other matters now of record
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, AND
SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON
LAWS 2009.

20110032605-FTPOR05
Deed (Warranty - Statutory (Individual or Corporation))

EXHIBIT A
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