

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Mommas Breeze, LLC
1400 Round Lake Rd.
Klamath Falls, OR 97601

Grantor's Name and Address

CARLTON TERRANCE ALEXANDER
5421 WINTERFIELD WAY
KLAMATH FALLS, OR. 97603

Grantee's Name and Address

After recording, return to (Name and Address):

CARLTON TERRANCE ALEXANDER
5421 WINTERFIELD WAY
KLAMATH FALLS, OR. 97603

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

CARLTON TERRANCE ALEXANDER
5421 WINTERFIELD WAY
KLAMATH FALLS, OR. 97603

2016-003531

Klamath County, Oregon



00184734201600035310010018

04/06/2016 12:22:09 PM

Fee: \$42.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Mommas Breeze, LLC

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

CARLTON TERRANCE ALEXANDER

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):

The Northeasterly 1/2 of Lot 20, Block 4, CHILOQUIN and Lot 19, Block 4, CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, OREGON.
APN: R204317, R204335 MapTaxLot: R-3407-034DD-05600-000, R-3407-034DD-05700-000

Subject to covenants, conditions, restrictions, easements, reservations, rights, right of way and all matters appearing of Record.

(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 \$ 5000.00. [Ⓢ] 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 4/6/16; 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.

Joni L Beaman

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on April 6, 2016by Joni L Beaman

This instrument was acknowledged before me on _____

by _____

as _____

of _____



OFFICIAL STAMP
REBECCA LYNN MACKEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 466040A
MY COMMISSION EXPIRES MAY 03, 2016

Notary Public for Oregon

My commission expires May 3, 2016