

2016-003717

Klamath County, Oregon

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



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04/12/2016 10:54:22 AM

Fee: \$47.00

David S. Mackenzie

1023A Main St

Klamath Falls OR. 97601

Grantor's Name and Address

Mercedita Flanagan

1023 Main St

Klamath Falls OR. 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Mercedita Flanagan

1023 Main St.

Klamath Falls OR 97601

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

Mercedita Flanagan

1023 Main St.

Klamath Falls OR. 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that David S. Mackenzie

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

Mercedita Flanagan

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):

Account No. R413537 otherwise known as 1023 Main St Klamath Falls OR,  
Map R3809-032AA-07400-000A portion of Lot 2 in Block 48 of NICHOLS ADDITION, according to the official plat ~~recorded~~ on file in the office of the County Clerk of Klamath County, Oregon, to wit:

The following described real property situate in Klamath County, Oregon:

Beginning at the most Southerly corner of Lot 2 in Block 48 of NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence Northeasterly along Main Street 32 feet; thence Northwesterly at right angles to Main Street 119.65 feet; thence Southwesterly parallel to Main Street 32 feet; thence Southeasterly at right angles to Main Street 119.65 feet to the place of beginning, being the Southwesterly 32 feet of Lot 2 in Block 48 of NICHOLS ADDITION to the City of Klamath Falls, Oregon.

EXCEPTING THEREFROM the Northwesterly 2 feet of Southwesterly 32 feet of Lot 2 in Block 48 of NICHOLS ADDITION, deeded to the City of Klamath Falls, Oregon, in Volume 305, page 352, Deed Records of Klamath County, Oregon. Subject to restrictions on Jack

(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 \$1000.00. <sup>①</sup> 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. <sup>②</sup> (The sentence between the symbols <sup>①</sup>, 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 April 11, 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.

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on April 11, 2016  
by DAVID MACKENZIE

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_



Notary Public for Oregon

My commission expires July 2, 2018

Grantee agrees to the following encumbrances

1. Grantee shall not allow property to become encumbered for a period of 10 years. (This includes Tax liens, mechanics liens or any other type of lien or encumbrance)
2. Grantee shall not sell or convey property for a period of 10 years without paying to the grantor  $\frac{1}{2}$  of gross sale price or  $\frac{1}{2}$  market value as recorded on tax statement in year prior to sale, the greater of the two at close of sale.
3. Grantee agrees to let grantor reside in building or provide other adequate accommodation for 10 years from recording unless property is <sup>sold</sup> and Grantor is paid according to item 2 above.
4. if Grantee fails to abide by said encumbrances Property will revert back to grantor without further recourse to grantee and free of all liens + encumbrances except those allowed by law.
5. Grantee is accepting property in <sup>as is</sup> and where is condition Grantor insures no part as to condition or title of property.
6. All encumbrances expire 10 years from recording unless canceled earlier through sale.

Mucedita Flanagan