

Law office of
Melinda Brown

Returned at Counter

2016-004500
Klamath County, Oregon



05/03/2016 03:45:08 PM Fee: \$47.00

After recording, please send to:
Margaret K. Clarke-Nealon, Trustee
4535 Bellm Drive
Klamath Falls, Oregon 97603
* Please also send tax statements to above address.

QUITCLAIM DEED

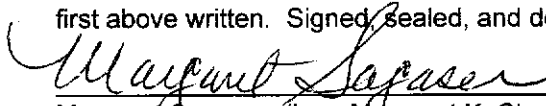
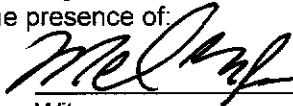
This Quitclaim Deed, executed this 2nd day of May, 2016.
By Grantor: **Margaret Sagaser, (kna. Margaret K. Clarke-Nealon)**
To Grantee: **Margaret K. Clarke-Nealon, as Trustee of the Margaret K. Clarke-Nealon Revocable Living Trust, Under Agreement Dated May 2, 2016.**

WITNESSETH, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all the 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 Klamath, State of Oregon, To Wit:

See attached Exhibit A.

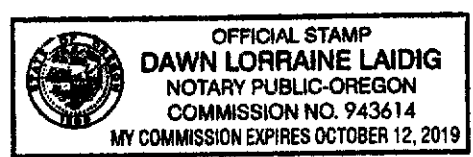
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use 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.

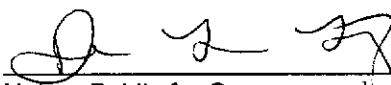
IN WITNESS WHEREOF, That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:


Margaret Sagaser, (kna. Margaret K. Clarke-Nealon)

Witness

STATE OF OREGON }
County of Klamath } ss.

The above-mentioned person, Margaret Sagaser, (kna. Margaret K. Clarke-Nealon), appeared before me and acknowledged that she executed the above instrument. Subscribed and sworn to before me this 2nd day of May, 2016.




Notary Public for Oregon
My Commission Expires: 10/12/19

4720

00-10-95P01:27 RCVB

KLAMATH COUNTY TITLE COMPANY

Vol. 1795 Page 22037



K-48216

STATUTORY WARRANTY DEED
(Individual or Corporation)

SEAN LEE WISE

conveys and warrants to MARGARET K. SAGASER Grantor.
the following described real property in the County of KLAMATH and State of Oregon. Grantee.

Lot 13 in Block 3 of Tract No. 1085, Country Green, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT

SUBJECT TO RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 59,000.00 (Here comply with the requirements of ORS 93.030*)

THIS INSTRUMENT WILL 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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.030.

DATED this 16th day of August 19 95 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Sean Lee Wise by Deborah A. Wise attorney in fact
SEAN LEE WISE

STATE OF OREGON, County of _____ Jss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____

Notary Public for Oregon
My commission expires:

After recording return to:
MARGARET K. SAGASER
4535 BELLM DRIVE
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Until a change is reported all my notices shall be sent to the following address.

MARGARET K. SAGASER
4535 BELLM DRIVE
KLAMATH FALLS, OR 97603

ORC 508

NAME, ADDRESS, ZIP

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____ Jss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT

PAGE 1 OF 1