

2016-005586

Klamath County, Oregon

05/27/2016 10:48:24 AM

Fee: \$57.00

COVER PAGE FOR OREGON DEEDS

1017 36471-3482309 ①
Grantor: Kristine D. Bowen, an unmarried woman, **Grantor's Mailing Address:** 10240 McGuire Avenue, Klamath Falls, OR 97603, and Geoffrey A. Bowen, an unmarried man, **Grantor's Mailing Address:** 425 Turkey Street, Klamath Falls, OR 97601, who acquired title without marital status, as tenants by the entirety

Grantee: Kristine D. Bowen, an unmarried woman

Grantees Mailing Address: 10240 McGuire Avenue, Klamath Falls, OR 97603

Type of Document to be Recorded: QUITCLAIM DEED

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Deed: Recorded September 16, 2005; Doc. No. M05-64453

Situs Address: 10240 McGuire Avenue
Klamath Falls, Oregon 97603

Tax Account Number: R887688

Until a change is requested, all Tax Statements shall be sent to the following address:

Kristine D. Bowen
10240 McGuire Avenue
Klamath Falls, OR 97603

After Recording Return To:

Kristine D. Bowen
10240 McGuire Avenue
Klamath Falls, OR 97603

Title Source
662 Woodward Ave.
Detroit, MI 48226

Prepared By:

Leila H. Hansen, Esq.
9041 S. Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

QUITCLAIM DEED

TITLE OF DOCUMENT

Kristine D. Bowen, an unmarried woman and Geoffrey A. Bowen, an unmarried man, who acquired title without marital status, as tenants by the entirety, Grantor, releases and quitclaims to Kristine D. Bowen, an unmarried woman, Grantee, all right title and interest in and to the following described real property, situated in the County of Klamath, State of Oregon:

UNIT 10240 (MCGUIRE AVENUE), SUPPLEMENTAL PLAT, TRACT 1379, FALCON HEIGHTS CONDOMINIUM - STAGE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No.: **R887688**

Prior Recorded Document Reference: **Deed: Recorded September 16, 2005; Doc. No. M05-64453**

Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements
 now of Record, if any

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Pursuant Judgment of divorce dated March 4, 2016 Klamath County Case no. 16DR04011.

Dated this 21st day of May, 2016. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

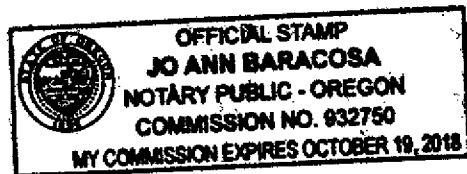
Kristine D. Bowen
Kristine D. Bowen

STATE OF Oregon
COUNTY OF Klamath ss

This instrument was acknowledged before me this 21 day of May, 2016, by Kristine D. Bowen.

NOTARY STAMP/SEAL

Before Me: Joann Baracosa
NOTARY PUBLIC- STATE OF Oregon
My Commission Expires: 10-19-18



Dated this 21 day of MAY, 2016. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Geoffrey A Bowen
Geoffrey Bowen

STATE OF Oregon
COUNTY OF Klamath ss

This instrument was acknowledged before me this 21 day of May, 2016, by Geoffrey A. Bowen.

NOTARY STAMP/SEAL

Before Me: Jo Ann Baracosa
NOTARY PUBLIC - STATE OF Oregon
My Commission Expires: 10-19-18

