

2016-003851

Klamath County, Oregon



00185138201600038510010019

04/18/2016 11:25:42 AM

Fee: \$42.00

2016-005713

Klamath County, Oregon



00187345201600057130010014

06/01/2016 01:35:28 PM

Fee: \$42.00

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

Frank M. Kuny
 Nickie N. Biggs
 3941 Bristol Ave
 Klamath Falls or 97603

Grantor's Name and Address

Peter Wang
 1675 So. Thompson Ave
 Sanger Ca 93657

Grantee's Name and Address

After recording, return to (Name and Address):

Peter Wang
 1675 So. Thompson Ave
 Sanger Ca 93657

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

Peter Wang
 1675 So. Thompson Ave
 Sanger Ca 93657

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Nickie N. Biggs

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

Peter Wang Yang
 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):

Klamath Falls Forest Estates

Hwy. 66 - Unit Plat^{na} #4

Lot #54 And Lot #55 - Block 79

Re-recorded at the request of Peter Yang to correct last name.
 Previously recorded in book 2016 003852.

(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 \$ 0. 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 April 14, 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.

Nickie N. Biggs

Frank M. Kuny

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 04-14-16 by Nickie N. Biggs

This instrument was acknowledged before me on 04-14-16 by Nickie N. Biggs

as co owner

of Hwy 66 Plat #4 Lot 54 (ss) Block 79

Cissy Marie M. Searles

Notary Public for Oregon

My commission expires 03-20-20

