

2016-005714

Klamath County, Oregon

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



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06/01/2016 01:41:11 PM

Fee: \$42.00

Returned at Counter

Dinah Duncan

Grantor's Name and Address

Kenneth R. Reeder
Danna L. Reeder

Grantee's Name and Address

After recording, return to (Name and Address):

200 Lewis St.

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

Ken Reeder
200 Lewis St
Klamath Falls, OR 97601SPACE RESERVED
FOR
RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Dinah Duncan

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto ~~entirety~~ Ken & Danna Reeder husband & wife tenants by the 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):

All that portion of Lot 11, in Block 7 of Lakeside Addition to the City of Klamath Falls, OR, described as follows; Beginning at the NW corner line of said Lot 11, 50 ft; then South 6 degrees 45' E, parallel to the westerly line of Lewis St. 40 ft; then Easterly and parallel to the Northerly line of said Lot 11 a distance of 5 ft; then South 6 degrees 45' East parallel to the westerly line of Lewis St; 20 ft; to the South line of said Lot 11; thence North 83 degrees 15' West along the southerly line of said Lot 11 55 ft to the Southeast corner of said Lot 11; thence North 6 degrees 45' West along the westerly line of said Lot 11, 60 ft. to the point of beginning

(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 \$ 1.00. 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 6-1-2016; 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.

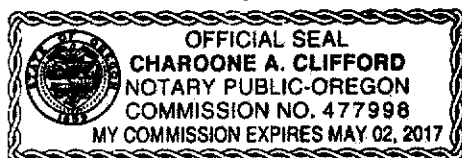
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on June 1, 2016by Dinah Duncan

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Charoone Clifford
Notary Public for Oregon
My commission expires May 2, 2017