

2016-005989

Klamath County, Oregon



00187687201600059890040047

06/08/2016 09:14:05 AM

Fee: \$57.00

Prepared By:

Carol Jayne Treadwell

P.O. Box 5132

Niceville, Florida 32578

After Recording Return To:

Debora Neumann

1607 Lakeshore Dr.

Klamath Falls, Oregon 97601

add tax statements
[Signature]

Returned at Counter

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On June 03, 2016 THE GRANTOR(S),

- Carol Jayne Treadwell and Justin Matthew Treadwell, a formerly married couple who were divorced on September 25, 2014,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Debora Neumann, a single person, residing at 1607 Lakeshore Dr., Klamath Falls, Klamath County, Oregon 97601

the following described real estate, situated in an unincorporated area in the County of Klamath, State of Oregon:

Legal Description: Lot 49, Lakeshore Gardens, Klamath County Oregon 97601

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: R-3808-025BD-01801-000

Mail Tax Statements To:
Debora Neumann
1607 Lakeshore Dr.
Klamath Falls, Oregon 97601

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. 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.

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 6-3-16

Carol Jayne Treadwell

Carol Jayne Treadwell
P.O. Box 5132

Niceville, Florida
32578

DATED: 6-3-16

Justin Matthew Treadwell by POA
Justin Matthew Treadwell Carol Jayne Treadwell

Inmate at Oregon Department of
Corrections
Ontario, Oregon
97914

STATE OF FLORIDA, COUNTY OF OKALOOSA, ss:

The foregoing instrument was acknowledged before me this 3rd day of
June 2016 by Carol Jayne Treadwell, who are personally known to me or
who have produced Florida Driver license as identification.

Catherine S. Heath
Signature of person taking acknowledgment
CATHERINE S. HEATH
Notary Public - State of Florida
My Comm. Expires Aug 13, 2016
Commission # EE 224498
Name typed, printed, or stamped

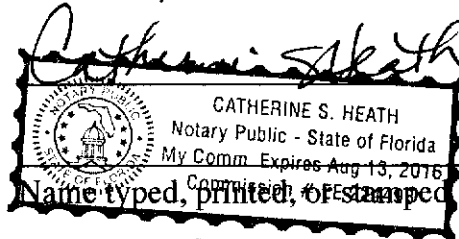
BMS Counselor

Title or rank

Serial number (if applicable)

STATE OF FLORIDA, COUNTY OF OKALOOSA, CAROL JAYNE TREADWELL AS
POA, ss:

The foregoing instrument was acknowledged before me this 3rd day of
JUNE 2016, by Justin Matthew Treadwell, who are personally known to me
or who have produced Carol Jayne Treadwell as identification.



Bms Counselor

Title or rank

Serial number (if applicable)