

2016-007196

Klamath County, Oregon

After recording, please send to:

Fred Shulmire  
7520 Dehlinger Lane  
Klamath Falls, OR 97603



00189142201600071960030035

07/07/2016 11:17:51 AM

Fee: \$52.00

\* Please also send tax statements to above address.

### QUITCLAIM DEED

This Quitclaim Deed, executed this 7<sup>th</sup> day of July, 2016.

By Grantor, **Fred Shulmire, as claiming successor of the estate of Imogene Shulmire,**  
To Grantee, **Fred Shulmire,**

**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 of Klamath, State of Oregon, To Wit:

**See Exhibit A**

The true actual consideration for this transfer is **\$0.00**. ORS 93.930.

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.

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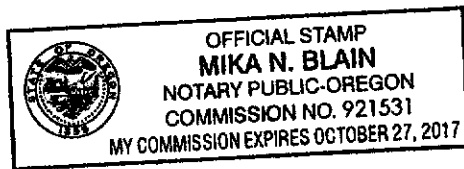
Blain Law LLC  
Returned at Counter

**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:

  
\_\_\_\_\_  
Fred Shulmire

STATE OF OREGON        )  
                                  ) ss.  
County of Klamath        )

The above-mentioned person, Fred Shulmire, appeared before me and acknowledged that she executed the above instrument. Subscribed and sworn to before me this 7<sup>th</sup> day of July, 2016.



  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 10-27-17

18364

WARRANTY DEED

Vol. 11172 Page 10010

DAVID E. ROOF and SHARON D. ROOF, husband and wife, herein-  
after called grantors, conveys to FRED C. SHULMIRE and IMOGENE  
M. SHULMIRE, husband and wife, all that real property situate in  
Klamath County, State of Oregon, described as:

Beginning at the Northwest corner of Section 7, Township 40  
South, Range 10 East of the Willamette Meridian, Klamath  
County, Oregon; thence South 89°54'30" East 228.94 feet;  
(recorded as 228 ft) thence South 0°26'30" West 30 feet to  
the true point of beginning; thence South 0°26'30" West  
625.30 feet; thence South 89°58'51" East 348.35 feet;  
thence North 0°26'30" East 624.87 feet; thence North 89°54'  
30" West 348.35 feet; to the point of beginning.

EXCEPTING therefrom the following described property:  
Commencing at the Northwest corner of section 7, Township  
40 South, Range 10 East, Willamette Meridian, Klamath  
County, Oregon; thence South 89°54'30" East, 577.29 feet;  
thence South 0°26'30" West, 30.00 feet to the true point  
of beginning; thence South 0°26'30" West 200.00 feet; thence  
North 89°54'30" West, 100.00 feet; thence North 0°26'30"  
East, 200.00 feet to the South Boundary of Dehlinger Lane;  
thence along said boundary, South 89°54'30" East, 100.00  
feet to the true point of beginning, containing 0.46 acres  
more or less.

and covenant that grantor is the owner of the above described  
property free of all encumbrances except reservations, restric-  
tions, easements and rights of way of record and those apparent  
upon the land; rules, regulations, liens and assessments of  
water user and sanitation districts; 1970-71 taxes are now a lien  
but not yet payable and will warrant and defend the same against  
all persons who may lawfully claim the same except as shown above.

The true and actual consideration for this transfer is Seven  
Thousand Five Hundred and No/100ths (\$7,500.00) DOLLARS.

The foregoing recital of consideration is true as I verily  
believe.

Dated this 26 day of October, 1970.

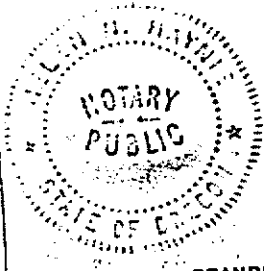
David E. Roof  
Sharon D. Roof

STATE OF OREGON )  
County of Lane ) ss.

October 26, 1970.

Personally appeared the above named DAVID E. ROOF and SHARON  
D. ROOF, husband and wife, and acknowledged the foregoing instru-  
ment to be their voluntary act. Before me:

William H. Brandness  
Notary Public for Oregon  
My Commission expires: 9-11-71



AFTER RECORDING RETURN TO:  
Klamath First Federal S&L  
540 Main St.  
Klamath Falls, OR 97601

WM. P. BRANDNESS  
ATTORNEY AT LAW  
KLAMATH FALLS, OREGON 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal the 1st day  
of Aug. A.D., 19 90 at 3:21 o'clock P.M., and duly recorded in Vol. 199  
of Deeds on Page 15375  
County Clerk

'90 AUG 1 PM 3 21