

2016-007386

Klamath County, Oregon

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00189377201600073860020021

07/13/2016 11:05:01 AM

Fee: \$47.00

Brett Lueb

4516 Altamont Dr
Klamath Falls Or 97603

Grantor's Name and Address

Brett Lueb

4516 Altamont Dr
Klamath Falls Or 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Same

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

Same

SPACE RESERVED
FOR
RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Tangie A Lueb and Brett Luebhereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Brett Luebhereinafter 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):

See Exhibit "A"

(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. ^① 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. ^② (The sentence between the symbols ^①, 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 7/13/16; 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.

Tangie A Lueb
Brett Lueb

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on _____
by Tangie A. Lueb and Brett LuebThis instrument was acknowledged before me on _____
by _____
as _____
of _____

Louise Monteith
Notary Public for Oregon

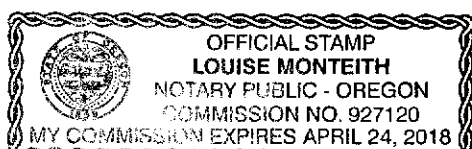
My commission expires April 24, 2018



Exhibit "A"

READ AND APPROVED AS TO
FORM AND CONTENT

TL

MISSION HILLS MORTGAGE BANKERS
3815 S 6TH STREET, SUITE 140
KLAMATH FALLS, OR 97603

Attn: RACHAEL SPOON

732
Date: January 29, 2009
Escrow Number: MT83868-SH
Escrow Officer: STACY HOWARD
Title Number: 0083868
Title Officer: BILLY BREEDLOVE

PRELIMINARY TITLE REPORT FOR:
LUEB, BRETT AND TANGIE A.
4516 ALTAMONT DRIVE
KLAMATH FALLS, OREGON 97603

REPORT NO. 2

Policy or Policies to be issued:
EXTENDED LENDER'S POLICY

(Government Service Fee \$15.00 per tax lot, per district)

<u>Liability</u>	<u>Premium</u>
\$148,300.00	\$745.00
\$152,116.00	\$758.00

NOTE: The above ALTA premium does not include any endorsement fees.

We are prepared to issue ALTA (6/17/06) title insurance policy (ies) of *Chicago Title Insurance Company of Oregon* in the usual form and amounts above, insuring the title to the land described as follows:

Lot 98, CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

And dated as of January 27, 2009 at 8:00 A.M., title is vested in:

BRETT LUEB AND TANGIE A. LUEB,
AS TENANTS BY THE ENTIRETY

The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

This report is preliminary to the issuance of title insurance and shall become null and void unless a policy is issued and the full premium therefore paid.

300 Klamath Avenue • PO Box 5017 • Klamath Falls, OR 97601 • 541-883-3401 • Fax 541-882-0620