

AmeriTitle
MTC 130451 AM

2016-011518
Klamath County, Oregon
10/28/2016 09:56:01 AM
Fee: \$42.00

RETURN TO:

Daniel Morehouse
5241 Shasta Way
Klamath Falls, OR 97603

MAIL TAX STATEMENTS TO:

COMPASS ROSE, LLC
5241 Shasta Way
Klamath Falls, OR 97603

GRANTOR:

Steve E. Gelhardt
206 Stark Street
Medford, OR 97504

GRANTEE:

COMPASS ROSE, LLC
5241 Shasta Way
Klamath Falls, OR 97603

QUITCLAIM DEED

Steve E. Gelhardt, Grantor, whose address is 206 Stark Street, Medford, OR 97504, releases and quitclaims to COMPASS ROSE, LLC, an Oregon limited liability company, Grantee, whose address is 5241 Shasta Way, Klamath Falls, OR 97603, his undivided 50% interest in and to the following described real property:

Lot 17 of GRACE PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration for this conveyance is \$105,000.

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, AND 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.


DATED this 24 day of October, 2016.


Steve E. Gelhardt

STATE OF OREGON)
) ss.
County of Jackson)

Personally appeared before me this 24 day of October, 2016, the above named Steve E. Gelhardt and acknowledged the foregoing instrument to be his voluntary act and deed.




Notary Public for Oregon
My commission expires: 7-10-17