

2016-012928

Klamath County, Oregon

12/05/2016 03:01:01 PM

Fee: \$57.00

After recording return to:
Title Source
662 Woodward Ave
Detroit, MI 48226

COVER PAGE FOR OREGON DEEDS

622A7551-3781780
Grantor: Derwin Decker, an unmarried man and Kathleen A. Decker, an unmarried woman, who acquired title without marital status as tenants by the entirety

Grantor's Mailing Address: 5544 Independence Avenue, Klamath Falls, Oregon 97603 (Derwin)

Grantor's Mailing Address: 1715 Lakeshore Drive, Klamath, Oregon 97601 (Kathleen)

Grantee: Derwin Decker, an unmarried man

Grantees Mailing Address: 5544 Independence Avenue, Klamath Falls, Oregon 97603

Type of Document to be Recorded: QUITCLAIM DEED

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Deed: Recorded May 13, 2008; Doc. No. 2008-007090

Until a change is requested, all Tax Statements shall be sent to the following address:

Derwin Decker
5544 Independence Avenue
Klamath Falls, Oregon 97603

After Recording Return To:

Derwin Decker
5544 Independence Avenue
Klamath Falls, Oregon 97603

Prepared By:

Leila H. Hansen, Esq.
9041 South Pecos Road #3900
Henderson, Nevada 89074
Phone: 702-736-6400

(Attached to and becoming a part of Quitclaim Deed dated 11/17/16 between Derwin Decker, an unmarried man and Kathleen A. Decker, an unmarried woman, who acquired title without marital status as tenants by the entirety, as Seller(s) and Derwin Decker, an unmarried man, as Purchaser(s))

Dated this 17th day of NOV., 2016. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Derwin Decker
Derwin Decker

STATE OF OREGON }
COUNTY OF KLAMATH } ^{SS}

This instrument was acknowledged before me this 17th day of NOV., 2016, by Derwin Decker.

NOTARY STAMP/SEAL

Before Me: Jo Ann R. Siebecke
NOTARY PUBLIC - STATE OF OR
My Commission Expires: 7.6.17



(Attached to and becoming a part of Quitclaim Deed dated _____ between Derwin Decker, an unmarried man and Kathleen A. Decker, an unmarried woman, who acquired title without marital status as tenants by the entirety, as Seller(s) and Derwin Decker, an unmarried man, as Purchaser(s))

Dated this 3rd day of October, 2016. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

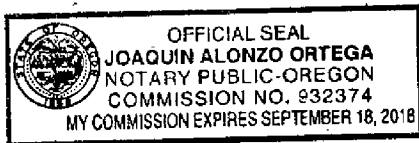
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, 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 197.352.

Kathleen A. Decker
Kathleen A. Decker

STATE OF Oregon }
COUNTY OF Klamath }^{ss}

This instrument was acknowledged before me this 3rd day of October, 2016, by
Kathleen A. Decker.

NOTARY STAMP/SEAL



Before Me:

Joaquin Ortega
NOTARY PUBLIC- STATE OF Oregon
My Commission Expires: 10-3-9-18-2018
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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): R547983

Land Situated in the City of Klamath Falls in the County of Klamath in the State of OR

ALL OF TRACT NO. 34, INDEPENDENCE TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

SAVING AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEAST CORNER OF LOT 34, INDEPENDENCE TRACTS, SITUATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE ALONG THE BOUNDARY BETWEEN LOTS 33 AND 34, SOUTH 0° 13' EAST 270.86 FEET TO THE SOUTHEAST CORNER OF LOT 34; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 34, NORTH 66° 59' WEST, 17.41 FEET TO A POINT; THENCE PARALLEL TO THE EASTERLY LINE OF SAID LOT 34; NORTH 0° 13' WEST, 267.34 FEET, MORE OR LESS, TO THE NORTHERLY BOUNDARY OF SAID LOT 34; THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 78° 23' EAST, 16.35 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

Parcel ID: R547983

Commonly known as: 5544 Independence Ave , Klamath Falls, OR 97603-7012