

2016-013175

Klamath County, Oregon

12/12/2016 10:09:00 AM

Fee: \$47.00

Return to:

Carl Dennis, c/o Bernice S. Saxon, Esq.
SAXON GILMORE & CARRAWAY, P.A.
201 East Kennedy Boulevard, Suite 600
Tampa, Florida 33602

Map Tax Lot# 3511014C006300

Property ID # R282857

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made this 7 day of December, 2016, by CARL DENNIS, a married man, whose address is 25 - 17th Street, Apalachicola, FL 32320 ("Grantor"), and KAREN COX-DENNIS and CARL B. DENNIS, AS TRUSTEES OF THE DENNIS FAMILY REVOCABLE TRUST UNDER AGREEMENT DATED DECEMBER 7, 2016, AS MAY BE AMENDED, with full power and authority under the trust agreement to protect, conserve, sell, lease, encumber, manage, and dispose of the real property described in the trust agreement or herein, or any part of it, and otherwise to dispose of the real property, and any part of it, in the same manner as a person owning it in fee simple and without any trust, whose address is 25 - 17th Street, Apalachicola, FL 32320 ("Grantee").
(*and send tax statements to)

Witness that Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, grants, bargains, releases, and quit claims to Grantee all of the estate, right, title, lien, equity, interest, claim, and demand which Grantor has in and to the following described real property located in Klamath County, State of Oregon, which is more particularly described as:

LOT 18, BLOCK 20 OF OREGON PINES, AS SHOWN
ON PLAT FILED JUNE 30, 1969, DULY RECORDED
IN THE OFFICE OF THE COUNTY RECORDER OF
SAID COUNTY.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT OR SURVEY, WHICH WOULD SHOW MARKETABILITY OF TITLE, ENCROACHMENTS, EASEMENTS, AND OTHER MATTERS.

THIS IS A DEED OF CONVENIENCE FOR TRUE MINIMUM CONSIDERATION OF \$1.00.

THIS PROPERTY IS NOT THE PROTECTED HOMESTEAD REAL PROPERTY OF GRANTOR.

together with all the improvements thereon, and all easements, appurtenances, and fixtures which are a part thereof. TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of Grantor, either in law or equity unto Grantee and Grantee's heirs, successors, legal representatives and assigns, to their proper use, benefits, and behoof, in fee simple, forever.

IN WITNESS WHEREOF, Grantor has signed and delivered this Deed the day and year first above written.

WITNESSES:

Kelly A. O'Keefe
Print Name: Kelly A. O'Keefe

William J. Anderson
Print Name: WILLIAM J. ANDERSON

GRANTOR
Carl Dennis
CARL DENNIS

QUIT CLAIM DEED by CARL DENNIS (Grantor) and
KAREN COX-DENNIS and CARL B. DENNIS, AS TRUSTEES
OF THE DENNIS FAMILY REVOCABLE TRUST
Map Tax Lot# 3511014C006300
Property ID # R282857

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STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on this 7th day of December, 2016, by CARL DENNIS, who is personally known to me / or provided the following identification

Florida Drivers License

Patricia L. Tassinari
Notary Public, State of Florida
Print, Type or Stamp Name

