2017-000179

Klamath County, Oregon

01/09/2017 09:17:01 AM

Fee: \$57.00

This Instrument Prepared By:

Curphey & Badger PA 25400 US Hwy 19 North, Suite 236 Clearwater, Florida 33763

Return To & Mail Tax Statements To: Theodore G. Vanderlip 9011 McLaughlin Lane Klamath Falls, OR 97601

Tax Parcel ID#: R-3907-025DO-02900-000

Order #: L-68512

LTSL-L-68512

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ZERO AND 00/100 DOLLARS (\$0.00) and NO other good or valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, between THEODORE G. VANDERLIP, surviving tenant by the entirety WENDY S. VANDERLIP, deceased, as "Grantor", does hereby remise, release, and forever quitclaim unto, THEODORE G. VANDERLIP, widower, hereinafter "Grantee", whose address is 9011 McLaughlin Lane, Klamath Falls, OR 97601, the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: R-3907-025DO-02900-000

Commonly known as: 9011 McLaughlin Lane, Klamath Falls, OR 97601

This instrument will 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 and to determine any limits or lawsuits against farming or forest practices as defined on ORS 30.930.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, right-of way, protective covenants and minerals reservations of record, if any

The true consideration for this conveyance is \$0.00 (Here comply with the requirements of ORS 93.030).

TO HAVE AND TO HOLD same unto Grantees and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

Taxes for tax year shall be prorated between Grantor and Grantees as of the date selected by Grantor and Grantees, or paid by Grantor.
The property herein conveyed is not a part of the homestead of Grantors, or is part of the homestead of Grantor.
WITNESS Grantor's hands this the 26 day of December 20 16
Theodore G. VANDERLIP ON VANDERLIP
This instrument will 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 and to determine any limits on lawsuits against farming or forest practices as defined or ORS 30.930
COUNTY OF KLAMATI
This instrument was acknowledged before me on 12.26.16 (date) by THEODORE G. WANERLIP. VANDER (1.0)
OFFICIAL STAMP JO ANN R SIEBECKE JO ANN R SIEBECKE NOTARY PUBLIC - OREGON COMMISSION NO. 478887 MY COMMISSION EXPIRES JULY 06, 2017 MY COMMISSION Expires: T. G. L. MY Commission Expires: T. G. L.

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

LOT 3 IN BLOCK 2 OF FOREST GREEN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Parcel ID: R488243

Commonly known as 9011 MCLAUGHLIN Lane, Klamath Falls, OR 97601 However, by showing this address no additional coverage is provided

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