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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2017-000590

Klamath County, Oregon



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01/20/2017 10:29:42 AM

Fee: \$47.00

Donna Abner

2437 Kane Street # 134

Klamath Falls OR 97603

Grantor's Name and Address

James & Karla Grimes Revocable Living Trust

12049 Hwy 140 E

Trust

Klamath Falls OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

James B. Grimes

12049 Hwy 140 E

Klamath Falls OR 97603

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

James B. Grimes

12049 Hwy 140 E

Klamath Falls OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Donna Abner

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

James & Karla Grimes Revocable Living Trust

hereinafter 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):

Parcel 1:

That portion of Section 15, Township 39 South, Range 10 E.W.M., beginning at a point on the Northeasterly right of way line of the Klamath Falls-Olene State Highway, which is North 638.7 feet and thence N 55°56' W., 147.5 feet from the one-quarter corner common to Sections 15 and 22, Township 39 South, Range 10 E.W.M., which point of beginning is the south westerly corner of property described in a deed recorded in Klamath County Deed Records, Volume 98, Page 566; thence N 11°24' E, as described in the above named deed, a distance of 618 feet, more or less, to the East Line of the E 1/2 SW 1/4 of said Section 15, thence North, along the East Line of the E 1/2 SW 1/4

over to Reverse

(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 \$Love & affection. 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. (The sentence between the symbols ®, 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 Oct 4, 2016; 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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on October 4, 2016

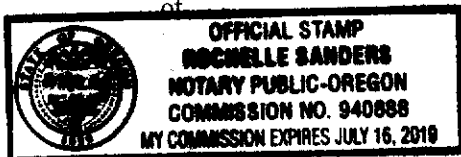
by Donna Abner

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires July 16, 2019

and the East Line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 15, a distance of 2632 feet, more or less, to the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 15; thence West, along the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 15, a distance of 1320 feet, more or less, to the Northwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence South along the West line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the West line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$, of said Section 15, a distance of 2480 feet, more or less, to the northeasterly right of way line of the Klamath Falls - Olene State Highway; thence S $55^{\circ} 56' E$, along said right of way line, a distance of 1415 feet, more or less, to the point of beginning; being the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and portions of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 15, Township 39 South, Range 10 East of the Willamette Meridian. (86.9 acres)

Tax Lot Number R-3910-01500-00900-000 052
Tax Account Number R596705

Parcel 2:

The southeast quarter of the Northwest quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) and all of the East half of the Southwest quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) and of the Southwest quarter of the Southeast quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 15, which lies North of the existing highway and also North of the right of way of the O.C. & E. Railway, in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Excepting from said SW $\frac{1}{4}$ SE $\frac{1}{4}$ that portion deeded to Herman F. Romtvedt by Warranty Deed recorded October 30, 1968, in Volume M68, Page 9729, records of Klamath County, Oregon, and also that portion deeded to Matt H. Obenchain and Ila M. Obenchain by Warranty Deed recorded August 17, 1965, in Volume M65, Page 964, records of Klamath County, Oregon.

Tax Lot number - R-3910-01500-00400-000 162
Tax account number - R596787

