

2017-000862

Klamath County, Oregon

01/27/2017 08:37:00 AM

Fee: \$52.00

AFTER RECORDING RETURN TO:
GODEEDS, INC.
ATTN: LEGALZOOM DEPT.
8940 MAIN STREET
CLARENCE, NY 14031
File No. 519823835-46044838

Mail Tax Statements To:
WILLIAM E. LINK AND MARGUERITE HALL LINK
2155 SAN JUAN ROAD
AROMAS, CA 95004

Tax ID No.: R348476

QUIT CLAIM DEED

THIS DEED made and entered into on this 11 day of Jan., 20 17, by and between **WILLIAM LINK**, a mailing address of 2155 SAN JUAN ROAD, AROMAS, CA 95004, hereinafter referred to as Grantor(s) and **WILLIAM ELLSWORTH LINK AND MARGUERITE HALL LINK, AS TRUSTEES OF THE WILLIAM E. LINK FAMILY TRUST, DATED 1-11-17**, a mailing address of 2155 SAN JUAN ROAD, AROMAS, CA 95004, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in KLAMATH County, OREGON:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: DREWS RANCH ROAD, SPRAGUE RIVER, OR 97639

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON(S) TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE RIGHTS, IF ANY, OF THE PERSON(S) 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(S) 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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$1.00. See ORS 93.030.

Tax ID No.: R348476

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.


WILLIAM LINK

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Santa Clara

On January 11, 2017 before me, Elena Castaneda a Notary Public, (insert Name of Notary Public and Title), personally appeared WILLIAM LINK, who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


(SIGNATURE OF NOTARY) SEAL

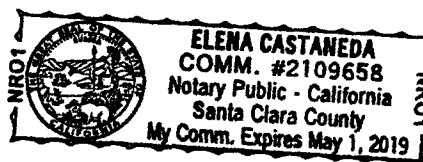


EXHIBIT A
LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON,
DESCRIBED AS:

LOT 12, ORIGINAL ADDITION TO NIMROD RIVER PARK, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

TOGETHER WITH ALL THAT PORTION OF LOT 27, NIMROD RIVER PARK, KLAMATH COUNTY,
OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 12; THENCE SOUTH 0 DEGREES 54' EAST ACROSS
LOT 27 TO A POINT ON THE NORTHERLY BANK OF THE SPRAGUE RIVER; THENCE IN A
SOUTHWESTERLY DIRECTION ALONG THE NORTHERLY BANK OF SAID RIVER TO A POINT, WHICH
POINT IS THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WESTERLY SIDELINE
OF SAID LOT 12 AND THE NORTHERLY RIVER BANK; THENCE FROM SAID INTERSECTION NORTH 0
DEGREES 54' WEST TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE SOUTH 86 DEGREES 31'
EAST ALONG THE SOUTHERLY LOT LINE OF SAID LOT TO THE POINT OF BEGINNING.

APN: R348476

PROPERTY COMMONLY KNOWN AS: DREWS RANCH ROAD, SPRAGUE RIVER, OR 97639