

2017-001522

Klamath County, Oregon



00199077201700015220040042

02/13/2017 03:14:41 PM

Fee: \$57.00

Quitclaim Deed

RECORDING REQUESTED BY Jason O'Neill
AND WHEN RECORDED MAIL TO: AND TAXES

Kelly Phillips, Grantee(s)
2795 Anderson Av #24A
Klamath Falls Or. 97603

Consideration: \$ 65,000.00

Property Transfer Tax: \$ 0

Assessor's Parcel No.: R-3909-03400-90038-000

PREPARED BY: Kelly Phillips certifies herein that he or she has prepared this Deed.

Kelly Phillips
Signature of Preparer

2-10-2017
Date of Preparation

Kelly Phillips
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 2-10-2017 in the County of
Klamath, State of Oregon

by Grantor(s), Jason Patrick O'Neill

whose post office address is 4464 BARRY DR Klamath Falls Or. 97603,

to Grantee(s), Kelly Martin Phillips


whose post office address is 2795 Anderson Av #24A Klamath Falls Or 97603

WITNESSETH, that the said Grantor(s), JASON Patrick O'Neill,
for good consideration and for the sum of Sixty Five thousand Dollars
(\$ 65,000.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):


Signature of Grantor
Jason O'Neill
Print Name of Grantor

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

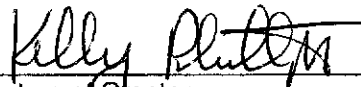
Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):


Signature of Grantee
Kelly Phillips
Print Name of Grantee

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Oregon

County of Klamath

On Feb. 10, 2017, before me, Ashlee Spivey, a notary public in and for said state, personally appeared, Jason O'Neill and Kelly Phillips

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Ashlee Spivey
Signature of Notary



Affiant Known _____ Produced ID X

Type of ID Oregon Driver License x2 (Seal)

1st
1931511-DMS

2012-010212
Klamath County, Oregon



00124291201200102120020028



After recording return to:
Jason P O'Neill
10572 McGuire Ave.
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Jason P O'Neill
10572 McGuire Ave.
Klamath Falls, OR 97603

File No.: 7021-1931511 (DM)
Date: July 27, 2012

THIS SPACE

08/14/2012 03:41:27 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

The Heirs and Devisee of Hans F. Tennefoss, Deceased., Grantor, conveys and warrants to **Jason P O'Neill**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Unit Number 10572, Falcon Heights Condominium Stage 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to:

1. The **2012-2013** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$50,000.00**. (Here comply with requirements of ORS 93.030)

F.
42.00