

2017-001609

Klamath County, Oregon

02/14/2017 03:58:01 PM

Fee: \$67.00

151777AM
AFTER RECORDING RETURN TO:
TITLE FIRST AGENCY
2944 FULLER AVE NE STE 200
GRAND RAPIDS, MI 49505
File No. 2024993-1

MAIL TAX STATEMENTS TO:
JAMES P. FISCHER
10643 QUAIL LANE
KLAMATH FALLS, OR 97603

Parcel ID No.: R594379

2024993

QUIT CLAIM DEED

THIS DEED made and entered into on this 7 day of Feb., 20 17, by and between **JAMES P. FISCHER, AN UNMARRIED MAN AND JENNIFER FISCHER, AN UNMARRIED WOMAN, FORMERLY HUSBAND AND WIFE**, a mailing address of 10643 QUAIL LANE, KLAMATH FALLS, OR 97603, hereinafter referred to as Grantor(s) and **JAMES P. FISCHER, AN UNMARRIED MAN**, a mailing address of 10643 QUAIL LANE, KLAMATH FALLS, OR 97603, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 (\$0.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in KLAMATH County, OREGON:

LOT 6 IN BLOCK 4 OF SECOND ADDITION TO PINE GROVE PONDEROSA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as: 10643 QUAIL LANE, KLAMATH FALLS, OR 97603

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

Prior instrument reference: Document No. 2010-009605, Recorded: 08/10/2010

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.

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 \$0.00. See ORS 93.030.

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

James P. Fischer
JAMES P. FISCHER

Jennifer Fischer
JENNIFER FISCHER

STATE OF OR
COUNTY OF CLATSOP

This instrument was acknowledged before me on 2.7.17 by JAMES P. FISCHER.

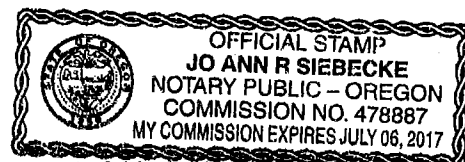
Jo Ann R. Siebecke
NOTARY PUBLIC Jo Ann R Siebecke
NOTARY PUBLIC FOR STATE OF OR
MY COMMISSION EXPIRES 7.6.17



STATE OF OR
COUNTY OF CLATSOP

This instrument was acknowledged before me on 2.7.17 by JENNIFER FISCHER.

Jo Ann R. Siebecke
NOTARY PUBLIC Jo Ann R Siebecke
NOTARY PUBLIC FOR STATE OF OR
MY COMMISSION EXPIRES 7.6.17



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither 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 Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.