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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU

2017-002006

Klamath County, Oregon



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02/27/2017 03:26:24 PM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Earl L. Lancaster & Donna Lancaster

1535 Madison

Klamath Falls, OR 97603

Grantor's Name and Address

Richard Dale Sperry Jr

1535 Madison

Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Richard Dale Sperry Jr

1535 Madison

Klamath Falls, OR 97603

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

Richard Dale Sperry Jr

1535 Madison

Klamath Falls, OR 97603

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Donna Lancaster, surviving spouse of Earl L. Lancaster and Donna Lancaster

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

Richard Dale Sperry Jr

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):

W 1/2 of Lot 6, Block 1, Shasta View Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Excepting therefrom: Beginning at the Southwest corner of said Lot 6, marked by a 1/2 inch iron pin, thence North along the Easterly right-of-way line of Madison Street 18.00 feet, to a 1/2 inch iron pin being the True Point of Beginning of this description; thence continuing North along said right-of-way 49.00 feet to a 1/2 inch iron pin; thence North 89 degrees 49' 20" East parallel to the North of said Lot 6 115.00 feet to a 1/2 inch iron pin; thence South 49.00 feet to a 1/2 inch iron pin; thence South 89 degrees 49' 20" West 115.00 feet to the True Point of beginning.

Also Excepting the south 18 feet of the West 1/2 of Lot 6, Block 1 Shasta View Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 \$1.00. 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 18th of February 2017; 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.

Earl L. Lancaster by survivor

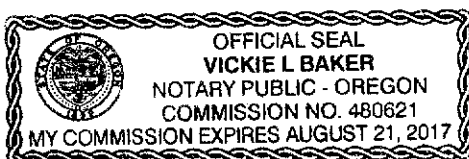
spouse Donna Lancaster

Donna Lancaster

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 18th February 2017 by Donna Lancaster

This instrument was acknowledged before me on 18th February 2017 by Donna Lancaster as surviving spouse of Earl Lancaster



Vickie L. Baker
Notary Public for Oregon

My commission expires 8-21-2017