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02/28/2017 03:19:38 PM

Fee: \$42.00

Thermon A. Scaevens Jr
5424 Bly Mtn Cutoff Rd
Bonanza, Or 97623

Grantor's Name and Address

Thermon A. Scaevens Jr
Donita F. Scaevens

Grantee's Name and Address

After recording, return to (Name and Address):

Thermon A. Scaevens Jr
Donita F. Scaevens
5424 Bly Mtn Cutoff Rd, Bonanza, Or 97623

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

Thermon & Donita Scaevens
5424 Bly Mtn Cutoff Rd
Bonanza, Or 97623

SPACE RESERVED
FOR
RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Thermon A. Scaevens Jr

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Thermon A. Scaevens & Donita F. Scaevens H/w with right of Survivorship, 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):

Beginning at a point which is South along the forty line a distance of 435.74 feet from the Northwest corner of the NE 1/4 of Section 15 Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence continuing South along said forty line a distance of 435.74 feet to a point; thence South 89° 48' 05" East 682.11 feet to a point on the West line of the County road; thence North 15° 06' 55" West along said West line a distance of 452.10 feet to a point; thence North 89° 45' 57" West a distance of 571.15 feet to the point of beginning.

(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 \$ 249,000.00. 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 February 28, 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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on Feb. 28, 2017
by Thermon A. Scaevens Jr.

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Samantha Jeene Gardner
Notary Public for Oregon
My commission expires Sept. 21, 2019