

2017-002779

Klamath County, Oregon

03/16/2017 03:54:01 PM

Fee: \$57.00


MTC 105757AM

AFTER RECORDING RETURN TO:
JIMMIE D. HUGGINS, JR.
DEBORAH CLAIRE MORTE-HUGGINS
5368 WOCUS ROAD
KLAMATH FALLS, OR 97601
File No. 2301-237574

MAIL TAX STATEMENTS TO:
JIMMIE D. HUGGINS, JR.
DEBORAH CLAIRE MORTE-HUGGINS
5368 WOCUS ROAD
KLAMATH FALLS, OR 97601

QUIT CLAIM DEED

THIS DEED made and entered into on this 25 day of oct, 2016, by and between **JIMMIE D. HUGGINS JR., AS TRUSTEE OF THE DEBORAH CLAIRE MORTE-HUGGINS AND JIMMIE D. HUGGINS, JR. REVOCABLE LIVING TRUST**, a mailing address of 5368 WOCUS ROAD, KLAMATH FALLS, OR 97601, hereinafter referred to as Grantor(s) and **JIMMIE D. HUGGINS, JR. AND DEBORAH CLAIRE MORTE-HUGGINS, AS TRUSTEES OF THE DEBORAH CLAIRE MORTE-HUGGINS AND JIMMIE D. HUGGINS, JR. REVOCABLE LIVING TRUST**, a mailing address of 5368 WOCUS ROAD, KLAMATH FALLS, OR 97601, 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 and other good and valuable consideration, 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: 5368 WOCUS ROAD, KLAMATH FALLS, OR 97601

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.

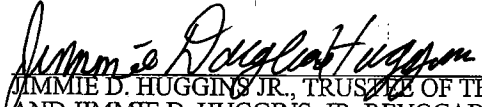

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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.

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.

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

 
JIMMIE D. HUGGINS JR., TRUSTEE OF THE DEBORAH CLAIRE MORTE-HUGGINS
AND JIMMIE D. HUGGINS, JR. REVOCABLE LIVING TRUST

STATE OF Oregon
COUNTY OF Klamath

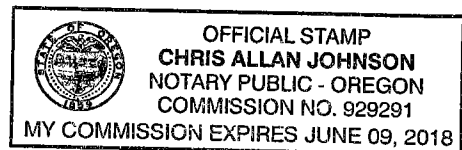
This instrument was acknowledged before me on 10-25-2016 by JIMMIE D. HUGGINS JR.


NOTARY PUBLIC
NOTARY PUBLIC FOR STATE OF Oregon
MY COMMISSION EXPIRES June 9 2018

STATE OF Oregon
COUNTY OF Klamath

This instrument was acknowledged before me on 10-25-2016 by DEBORAH CLAIRE MORTE-HUGGINS.


NOTARY PUBLIC
NOTARY PUBLIC FOR STATE OF Oregon
MY COMMISSION EXPIRES June 9 2018



All-Purpose Acknowledgement

State of Oregon

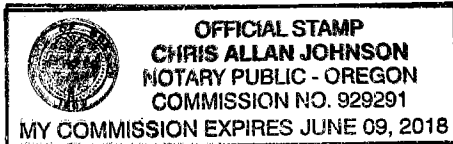
County of Klamath } ss.

On 10-25-16 before me, Chris Allan Johnson
(Date) (Notary)

Personally appeared Jimmie D. Huggins Jr.
Signer(s)

☐ Personally known to me -OR-

☒ Proven to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to 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.



WITNESS my hand and official seal.

(Notary's signature)

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ Individual
☐ Corporate officer

Title(s)

- ☐ Partner(s)
☐ Attorney-in-fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other: _____

Signer is Representing:
Name of person(s) or entity(ies)

DESCRIPTION OF ATTACHED DOCUMENT

Title or type of document

Number of pages

Date of document

Other

Right thumbprint
of
Signer



EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND SITUATED IN THE SW1/4 OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW1/4 OF SECTION 7, SAID POINT ALSO BEING THE S1/4 CORNER OF SAID SECTION 7; THENCE NORTH 89°42' WEST 770.3 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF WOCUS ROAD; THENCE NORTH 06°02' EAST ALONG THE WESTERLY RIGHT OF WAY OF SAID WOCUS ROAD 1446.9 FEET TO A 1/2" IRON PIN MARKING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID TRUE POINT OF BEGINNING NORTH 06°02' EAST ALONG THE WESTERLY RIGHT OF WAY OF SAID WOCUS ROAD 180.00 FEET TO A 1/2" IRON PIN; THENCE NORTH 89°49' WEST 360.00 FEET TO A 1/2" IRON PIN; THENCE SOUTH 00°11' WEST 179.07 FEET TO A 1/2" IRON PIN; THENCE SOUTH 89°49' EAST 341.65 FEET TO THE TRUE POINT OF BEGINNING.

PROPERTY COMMONLY KNOWN AS: 5368 WOCUS ROAD, KLAMATH FALLS, OR 97601