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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU

2017-002955
Klamath County, Oregon

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03/21/2017 10:31:21 AM

Fee: \$47.00

Jared Thornburg
2052 E. Norrish Rd.
Holtville Ca 92250

Grantor's Name and Address

Clifford M. Bell

P.O. Box 1627

Sutherlin, OR 97479

Grantee's Name and Address

After recording, return to (Name and Address):

Clifford M. Bell

P.O. Box 1627

Sutherlin, OR 97479

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

Clifford M. Bell

P.O. Box 1627

Sutherlin, OR 97479

SPACE RESERVED
FOR
RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Jared Thornburg

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

Clifford M. Bellhereinafter 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):

Lot 13, 14, 15, Block 10, First addition of Sprague River
Property I.D. # R332045.

(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 \$ 1,000.00. 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 2-16-17; 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.

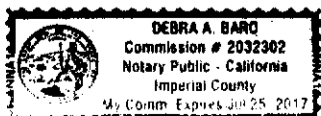
STATE OF ~~OREGON~~ ^{CALIFORNIA}, County of Imperial ss.This instrument was acknowledged before me on February 16, 2017by Jared Thornburg

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Debora A. Baro
Notary Public for Oregon-California
My commission expires July 25, 2017

Real Estate Offer Form

1. I, the Buyer, hereby offer to purchase the following Property:

Street Address:

N/A

Property Description:

LOT 13, 14, 15 BLOCK 10 FIRST
ADDITION OF SPRAGUE RIVER
PROPERTY TD# R332045

2. The Buyer will pay a total purchase price of \$ 1000.00 which is payable as follows:

Deposit paid to bind this offer \$ 500.00

Balance due at closing \$ 500.00

3. This offer is conditional upon the Buyer obtaining mortgage loan approval with the following terms within 10 days after this offer is accepted by you, the Seller:

Mortgage amount \$ N/A

Mortgage term N/A months

Mortgage interest rate N/A % per annum

4. This offer is good until ____ AM/PM on 2/30/17 ~~3/1/17~~. A copy of this real estate offer form has to be signed by the Seller and returned to the Buyer at or before this date and time. Otherwise this offer shall be considered as rejected and the money deposited shall be returned to the Buyer.

5. The Buyer and Seller shall execute a Purchase and Sale Agreement at or before ____ AM/PM on 3/1/17 ~~2/30/17~~

6. If I (the Buyer) do not fulfill my obligations under this offer, the deposit mentioned above will be paid to you (the Seller) without recourse to either party.

7. Additional Terms and Conditions:

Buyer Name: Clifford M. Bell

Buyer Signature: Clifford M. Bell

Date: 1/26/17

Seller Name: Jared Thornburg

Seller Signature: Jared Thornburg

Date: 2-16-17

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