

2017-002998

Klamath County, Oregon



00200928201700029980010019

03/21/2017 03:37:31 PM

Fee: \$42.00

Grantor's Name and Address

James Owen Ward
227 W. 1560N
Orem, UT 84057

Grantee's Name and Address

Charlynnne Cooper
227 W. 1560N
Orem, UT 84057

After Recording Return to:

Charlynnne Cooper
227 W. 1560N
Orem, UT 84057

Until requested otherwise, send all tax statements to:

Charlynnne Cooper
227 W. 1560N
Orem, UT 84057

QUITCLAIM DEED

I, James Owen Ward, Grantor, release and quitclaim to Charylynne Cooper, Grantee, all right, title and interest in and to the following described real property:

A portion of Lot 9 in Block 11, KLAMATH FALLS FOREST ESTATES, SYCAN UNIT, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

All that portion of said Lot 9 lying Southeasterly of the following described line:

Beginning at a point on the Southwesterly line of said Lot 9 which bears South 54°02'28" East a distance of 1200 feet from the most Westerly corner thereof; thence North 35°57'32" East to a point on the Northeasterly line of said lot, being the same property as described in that deed to Maarten DeJongh, recorded September 20, 1971 in Book M71, page 9973, Microfilm Records of Klamath County, Oregon.

Excepting therefrom any portion lying within the limits of the County Road described in Book 350, page 251, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance stated in terms of dollars is \$ 0. Transfer is made for N/A purposes.

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. ORS 93.040 (2013 Supplement)

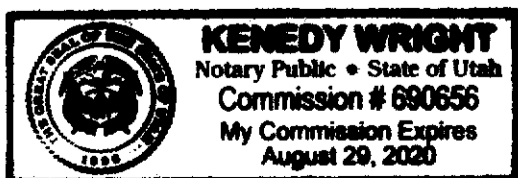
DATED this 11th day of March, 2017.

STATE OF UTAH)

)ss:

County of Utah)

ACKNOWLEDGED BEFORE ME this 11th day of March, 2017, by James Owen Ward.



Kenedy Wright
NOTARY PUBLIC
My Commission Expires: Aug. 29, 2020