

2017-003718

Klamath County, Oregon

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00201806201700037180010015

04/10/2017 11:10:03 AM

Fee: \$42.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Carla Adames  
2131 9th Street  
Eugene, Oregon 97439

Grantor's Name and Address

Lonnie McCain  
5328 Wales Drive  
Eugene, Oregon 97402

Grantee's Name and Address

After recording, return to (Name and Address):

Lonnie McCain  
5328 Wales Drive  
Eugene, Oregon 97402

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

Lonnie McCain  
5328 Wales Drive  
Eugene, Oregon 97402

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that CARLA Adames

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

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):

The South 95 feet of tract 2, PLEASANT HOME TRACTS, according to the official plat Thereof on file in the office of the County Clerk of Klamath County, Oregon, and more commonly known as 2118, 2122 and 2126 Ward Street, Klamath Falls, Oregon. Recorded April 11, 2016, Reception No 2016-003628

Subject to: Restrictions, conditions, covenants, Rights, Rights of way, and Easements that are now of record, if any,

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

(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 \$0 NONE. 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 March 6, 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 Lane

This instrument was acknowledged before me on March 6, 2017  
by Carla Adames

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



OFFICIAL SEAL  
RHONDA SUE TIPLER  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 946806  
MY COMMISSION EXPIRES JAN 26, 2020

Notary Public for Oregon

My commission expires 1-26-2020