

2017-005267

Klamath County, Oregon



00203668201700052670040045

05/15/2017 08:30:06 AM

Fee: \$67.00

Prepared By:

Gregg Phipps

408 Gem DR.

Kimberly, ~~Idaho~~ 83341

After Recording Return To: And send
Robin Phipps ~~Gregg Phipps~~ tax statements
408 Gem DR. to:
Kimberly, Idaho 83341

Gregg Phipps
408 Gem Dr
Kimberly ID
83341

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On March 15, 2017 THE GRANTOR(S),

- Robin Phipps and ~~Gregg Phipps~~, a married couple *GP*

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Gregg Phipps and ~~Robin Phipps~~, a married couple *GP*, residing at 408 Gem DR., Kimberly, Twin Falls County, Idaho 83341

the following described real estate, situated in an unincorporated area in the County of Klamath County, State of Oregon:

Legal Description: NIMROD RIVER PARK, LOT 8 & POR 27 *See Exhibit "A"*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 348617

Mail Tax Statements To:
Gregg Phipps
408 Gem DR.
Kimberly, Idaho 83341

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. 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.

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 3-21-17

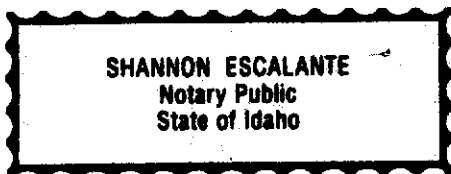
[Signature]
Robin Phipps
408 Gem DR.
Kimberly, Idaho
83341

DATED: _____

Gregg Phipps
408 Gem DR.
Kimberly, Idaho
83341

STATE OF IDAHO, COUNTY OF TWIN FALLS, ss:

On this 21st day of March, 17, before me,
_____, personally appeared Robin Phipps and Gregg Phipps,
known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within
instrument and acknowledged that they executed the same as for the purposes therein contained.



In witness whereof I hereunto set my hand and
official seal.

[Signature]
Notary Public

Notary
Title (and Rank)

My commission expires 2-13-2019

Notary Address:

Shannon Escalante
703 Linden St
Buhl ID 83316

APN: 348617

Statutory Warranty Deed
- continued

File No.: 7021-890148 (DMC)
Date: 10/10/2006

EXHIBIT A

LEGAL DESCRIPTION:

LOT 8 NIMROD RIVER PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TOGETHER WITH A PORTION OF LOT 27 OF NIMROD RIVER PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8 NIMROD RIVER PARK; THENCE S. $0^{\circ}54'$ E. TO THE NORTHERLY BANK OF THE SPRAGUE RIVER; THENCE WESTERLY ALONG SAID BANK TO A POINT WHICH IS THE INTERSECTION OF THE NORTHERLY BANK AND A SOUTHERLY EXTENTION OF THE WEST LINE OF LOT 8; THENCE N. $0^{\circ}54'$ W. TO THE NORTHWEST CORNER OF LOT 8; THENCE S. $86^{\circ}31'$ E. 100.29 FEET TO THE POINT OF BEGINNING.