

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2017-006962

Klamath County, Oregon



00205767201700069620020021

06/26/2017 01:08:16 PM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

KENNETH DWIGHT SWANSON

847 W. 5TH ST.

LOVELAND, CO 80537

Grantor's Name and Address

GARRY A. RENICKER

30145 O'NEIL DR.

KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

GARRY A. RENICKER

30145 O'NEIL DR.

KLAMATH FALLS, OR 97601

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

GARRY A. RENICKER

30145 O'NEIL DR.

KLAMATH FALLS, OR 97601

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that KENNETH D. SWANSON

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto GARRY A. RENICKER, 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):

" PLEASE SEE ATTACHMENT A "

(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 \$ 1500.00. ① 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. ② (The sentence between the symbols ①, 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 June 19, 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 CLATSOP ss.This instrument was acknowledged before me on June 19, 2017, by Kenneth D. Swanson

This instrument was acknowledged before me on _____, by _____, as _____

SHERYL A RHODES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19934018587
MY COMM. EXP. DECEMBER 8, 2017

Notary Public for Oregon

My commission expires 12/8/17

" ATTACHMENT A "

EXHIBIT "A"
LEGAL DESCRIPTION**PARCEL A:**

The Southeast corner of Lot 39, Tract A, FRONTIER TRACTS, 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 Southeast corner of Lot 39, Tract A, FRONTIER TRACTS; thence West along the South boundary of said Lot 39, 203 feet to a point; thence Northeasterly along the South side of O'Neil Drive 228 feet in a straight line to a point intersecting the East boundary of said Lot 39, 100 feet North of the point of beginning; thence South along said boundary 100 feet to the point of beginning.

PARCEL B:

Lot 29 of FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL C:

A parcel of land situated in Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at the Southeast corner of Lot 39, Tract A, FRONTIER TRACTS, a platted portion of Klamath County, Oregon; thence South in a straight line to the Northerly bank of Pitt Creek (Varney Creek); thence Southwesterly along the Northerly bank of Pitt Creek 308 feet to an iron pin; thence North 156 feet to an iron pin; thence North 60 degrees East 121 feet along the Southeast boundary of O'Neil Drive to a point intersecting the South boundary of Lot 39; thence East 203 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of _____ the _____ 17th day
of _____ A.D. 19 97 at 9:23 o'clock _____ A. M. and duly recorded in Vol. _____ M97
of _____ on Page 22521
By _____ Bernetha G. Leisch, County Clerk
FEE \$35.00