

**2017-008993**

**Klamath County, Oregon**

**08/10/2017 09:22:00 AM**

**Fee: \$52.00**

**This Instrument Prepared By:**

Curphey & Badger PA  
25400 US Hwy 19 North, Suite 236  
Clearwater, Florida 33763

**Return To &**

**Mail Tax Statements To:**

Mindy Tuter  
4953 Villa Dr.  
Klamath Falls, OR 97603

**Tax Parcel ID#:** R878762

**Order #:** 8903153n

**Ref #:** 0410677132

## **QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ZERO AND 00/100 DOLLARS (\$0.00) and NO other good or valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, between MINDY TUTER, as "Grantor", does hereby remise, release, and forever quitclaim unto, MINDY TUTER, Trustee of the Mindy Tuter Revocable Trust, hereinafter "Grantee", whose address is 4953 Villa Dr., Klamath Falls, OR 97603, the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon to-wit:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Parcel ID: R878762

Commonly known as: 4953 Villa Dr., Klamath Falls, OR 97603

**This instrument will 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 approved uses and to determine any limits or lawsuits against farming or forest practices as defined on ORS 30.930.**

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, right-of way, protective covenants and minerals reservations of record, if any

The true consideration for this conveyance is 0.00 (Here comply with the requirements of ORS 93.030).

TO HAVE AND TO HOLD same unto Grantee and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

Taxes for tax year 2017 shall be ☒ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or \_\_\_ paid by Grantee, or \_\_\_ paid by Grantor.

The property herein conveyed \_\_\_ is not a part of the homestead of Grantor, or ☒ is part of the homestead of Grantor.

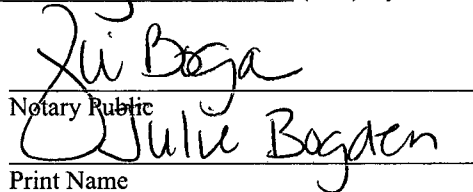
WITNESS Grantor's hand this the 5<sup>th</sup> day of August, 2017.

  
MINDY TUTER

This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined or ORS 30.930.

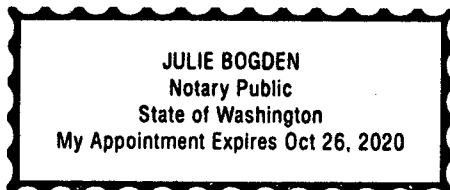
STATE OF Washington  
COUNTY OF Snohomish

This instrument was acknowledged before me on Aug 5 2017 (date) By: MINDY TUTER.

  
Notary Public  
Julie Bogden  
Print Name

My Commission Expires: 10/26/2020

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.



**EXHIBIT "A"**

THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE STATE OF OREGON,  
COUNTY OF KLAMATH, AND DESCRIBED AS FOLLOWS:

LOT 14 IN BLOCK 12 OF TRACT 1220, FOURTH ADDITION TO THE MEADOWS, ACCORDING  
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

APN: R878762

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