

2017-011436

Klamath County, Oregon



00211264201700114360010018

10/09/2017 09:56:11 AM

Fee: \$42.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Mark Wayne Phipps  
2101 S.W. Sunset Blvd. H201  
Renton, WA 98057

Grantor's Name and Address

Tracy Lynne Phipps  
10301 Section Line  
Seaside, Oregon 97138

Grantee's Name and Address

After recording, return to (Name and Address):

Tracy Phipps  
1030 Section Line  
Seaside, Oregon 97138

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

Tracy Phipps  
1030 Section Line  
Seaside, Oregon 97138

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto  
Tracy Lynne Phipps  
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):

10355 Red Squirrel Drive Bonanza, Oregon 97623  
Lot 4 in block 63 of Klamath Falls Forest Estates, Highway 66  
Unit, Plat No. 3, According to the official plat thereof on file  
in the office of the county clerk of Klamath County, Oregon.  
400649 3711-03300-00400

(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 \$ 0.00. 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.

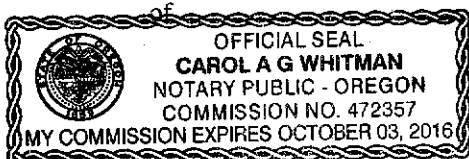
IN WITNESS WHEREOF, grantor has executed this instrument on July 7, 2015; any signature on behalf of a business or other entity is made with the authority of that entity.

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 July 7, 2015  
by Tracy Lynne Phipps, grantee

This instrument was acknowledged before me on  
by Mark Wayne Phipps, grantor  
as



Carol A H Whitman  
Notary Public for Oregon  
My commission expires 10/3/2016