

2017-012918

Klamath County, Oregon

11/09/2017 09:23:00 AM

Fee: \$47.00

AFTER RECORDING RETURN TO:
GODEEDS, INC.
ATTN: LEGALZOOM DEPT.
8940 MAIN STREET
CLARENCE, NY 14031
File No. 523292266-49757247

Mail Tax Statements To:
NANCY HAWBLITZEL
1910 BIG CYPRESS DRIVE
ST. CLOUD, FL 34771

Tax ID No.: R384239

QUIT CLAIM DEED

THIS DEED made and entered into on this 12 day of October, 2017, by and between NANCY M. HAWBLITZEL, A WIDOW, INDIVIDUALLY AND AS SURVIVING SPOUSE OF DONALD R. HAWBLITZEL, WHO DIED 3/26/2011, a mailing address of 1910 BIG CYPRESS DRIVE, ST. CLOUD, FL 34771, hereinafter referred to as Grantor(s) and NANCY HAWBLITZEL, AS TRUSTEE OF THE HAWBLITZEL FAMILY TRUST, DATED November 9, 1992, a mailing address of 1910 BIG CYPRESS DRIVE, ST. CLOUD, FL 34771, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in KLAMATH County, OREGON:

LOT 1 IN BLOCK 76 IN KLAMATH/FALLS FOREST ESTATES, HIGHWAY 66, UNIT NO. 4 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD AND THOSE APPARENT UPON THE LAND; AND TRUST DEED EXECUTED BY GRANTORS HEREIN TO KLAMATH COUNTY TITLE CO., TRUSTEE FOR KLAMATH FOREST ESTATES UNIT NO. 4, ET AL, AS BENEFICIARY, DATED NOVEMBER 18, 1981, RECORDED DECEMBER 4, 1981 IN VOL M81 PAGE 20929, RECORDS OF KLAMATH COUNTY, OREGON, WHICH SAID TRUST DEED GRANTEEES HEREIN DO NOT ASSUME, AND GRANTORS AGREE TO HOLD GRANTEE HARMLESS THEREOF.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON(S) TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE RIGHTS, IF ANY, OF THE PERSON(S) 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(S) 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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$1.00. See ORS 93.030.

Tax ID No.: R384239

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Nancy M. Hawblitzel
NANCY M. HAWBLITZEL

STATE OF FLORIDA
COUNTY OF ORANGE

This instrument was acknowledged before me on October 12, 2017 by NANCY M. HAWBLITZEL.

Miguel A. Batista

NOTARY PUBLIC

NOTARY PUBLIC FOR STATE OF FLORIDA
MY COMMISSION EXPIRES March 4, 2018



Miguel A. Batista
State of Florida
MY COMMISSION # FF 98512
Expires: March 4, 2018
Bonded through CNA Surety