

2017-013153

Klamath County, Oregon



00213344201700131530030031

11/14/2017 09:36:11 AM

Fee: \$52.00

Tax Parcel Number: account #R469558

Mail Tax Statements To:

Patricia A. Niday

391 E. Heintz #11

Molalla, Oregon 97038

Prepared By:

Raymond James Kaus

P.o. Box 44

Eastlake, Colorado 80614

After Recording Return To:

Patricia A. Niday

301 E. Heintz #11

Molalla, Oregon 97038

SPACE ABOVE THIS LINE FOR RECORD'S USE

QUITCLAIM DEED

On 10-2-17 THE GRANTOR(S).

- Raymond James Kaus, a single person.

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

- Patricia A. Niday, a single person, residing at 301 E. Heintz #11, Molalla, OR.
Clackamas Co. Oregon 97038.

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

Legal Description: Klamath Falls, Forest Estates, Hwy 66, PLAT: #2, BLOCK: 48, LOT: 3, ACRES: 2.31, Map: R-3811-015B0-00900, CODE: 036, LAST DEED: #13-009630.

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) nor "Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, of any part thereof.

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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.

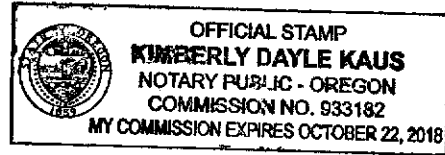
(SIGNATURE PAGE FOLLOWS)

Grantor Signature:

DATED: 10-2-17

Raymond J. Kaus

Raymond James Kaus
301 E. Heintz #11
Molalla, Oregon 97038



STATE OF OREGON, COUNTY OF CLACKAMAS, ss:

This instrument was acknowledged before me on this 2nd day of October, 2017

 by Raymond James Kaus.

Kimberly D. Kaus

Notary Public

Notary Public
Title (and Rank)

My commission expires Oct, 22, 2018