

2017-013164

Klamath County, Oregon

11/14/2017 10:45:25 AM

Fee: \$57.00


MTC 183067AM

Commitment Number: 22864896

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Grantee(s) Tax-Mailing Address:
2610 Chantal Avenue, Klamath Falls, OR 97601

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
R874691

QUITCLAIM DEED

Grace J. Rusth, (whose mailing address is 2610 Chantal Avenue, Klamath Falls, OR 97601) and Cody L. Ames, (whose mailing address is 6510 South 6th Street, Unit 160, Klamath Falls, OR 97603), who were formerly a married couple but are now divorced, as per Case No.: 17DR18039 In The Circuit Court of the State of Oregon, For The County of Klamath, Filed on September 12, 2017, and are both unmarried persons, hereinafter grantors, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to Grace J. Rusth, single, hereinafter grantee, whose tax mailing address is 2610 Chantal Avenue, Klamath Falls, OR 97601, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot 14 in Block 1 of TRACT NO. 1216, FIRST ADDITION TO CHIA PARK, according to

**the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Property Address is: 2610 Chantal Avenue, Klamath Falls, OR 97601**

Prior instrument reference: **2014005965**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Executed by the undersigned on October 12, 2017:

Grace J. Rusth
STATE OF OREGON
COUNTY OF CLATSOP

The foregoing instrument was acknowledged before me on 10/12/17, 2017 by **Grace J. Rusth** who is personally known to me or has produced DRIVER'S LIC. as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

JoAnn R. Siebecke
Notary Public



Executed by the undersigned on 12 October, 2017:

Cody L. Ames
Cody L. Ames

STATE OF Oregon
COUNTY OF Klamath

The foregoing instrument was acknowledged before me on 12 October, 2017 by **Cody L. Ames** who is personally known to me or has produced Oregon Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Marla Michele Hanlon-Abelita
Notary Public
MARLA MICHELE HANLON-ABEITA
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 3805
Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.