

2018-000209

Klamath County, Oregon

01/05/2018 11:42:01 AM

Fee: \$62.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

AFTER RECORDING RETURN TO:

Title Source, Inc.

662 Woodward Avenue

Detroit, MI 48226

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Statutory Bargain and Sale Deed

63949785-4364560

3398198821

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Steven E. Quick and Cindy L. Quick

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Steven E. Quick

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☐ Other

5) SEND TAX STATEMENTS TO:

Steven E. Quick

5430 Sylvia Avenue

Klamath Falls, OR 97603

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE:

☐

FULL

(If applicable)

☐

PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF

TO CORRECT

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE NUMBER _____."

Prepared By:
Jessica Molligan, Esq.
P.O. Box 16893
Portland, OR 97292
OR Bar ID: 001823

**Until a Change is Requested,
Mail Tax Statements To:**
Steven E. Quick
5430 Sylvia Avenue
Klamath Falls, OR 97603

Return To:
Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226

Order Number:
63949785

STATUTORY BARGAIN AND SALE DEED

STEVEN E. QUICK, an unmarried man, and **CINDY L. QUICK**, an unmarried woman, Grantors, convey to **STEVEN E. QUICK**, an unmarried man, Grantee, the following-described real property located in Klamath County, Oregon:

The land referred to herein below is situated in the County of Klamath, State of Oregon, and is described as follows:

Lot 3 in Block 11 of Tract No. 1006, Second Addition to Cypress Villa, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Being all of that certain property conveyed to STEVEN E. QUICK and CINDY L. QUICK, husband and wife, from CLIFFORD PAUL LONG and JUANITA MAE LONG, husband and wife, by deed dated June 30, 1997, and recorded July 1, 1997, as Instrument Number 40339 of the Official Records of Klamath County, Oregon.

Commonly known as: 5430 Sylvia Avenue, Klamath Falls, OR 97603

Parcel ID: R557276

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00) and pursuant to the General Judgment of Dissolution of Marriage on Stipulation dated July 15, 2013 in the Circuit Court of the State of Oregon for the County of Klamath, Case No. 13 01605CV.

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.

Attached to and becoming a part of Deed between STEVEN E. QUICK, an unmarried man, and CINDY L. QUICK, an unmarried woman, as Grantor(s), and STEVEN E. QUICK, an unmarried man, as Grantee(s).

Dated this 21 of Dec, 20 17.

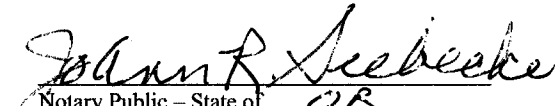
GRANTOR (1 of 2)

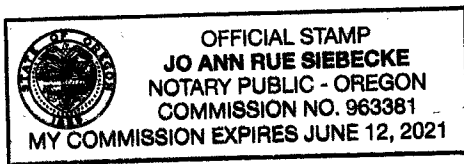


STEVEN E. QUICK

State of OR)
County of KLAMATH) ss.

On the 21st day of DEC, 20 17, personally appeared before me the above-named STEVEN E. QUICK, who declared the foregoing instrument to be his voluntary act and deed.


Notary Public - State of OR
Jo Ann Rue Siebecke



Attached to and becoming a part of Deed between STEVEN E. QUICK, an unmarried man, and CINDY L. QUICK, an unmarried woman, as Grantor(s), and STEVEN E. QUICK, an unmarried man, as Grantee(s).

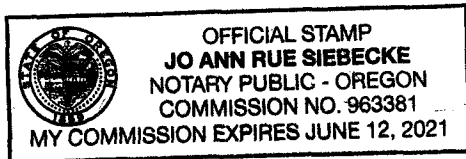
Dated this 21 of December, 20 17.

GRANTOR (2 of 2)

Cindy L. Quick
CINDY L. QUICK

State of OR)
County of KLAMATH) ss.

On the 21ST day of DEC, 20 17, personally appeared before me the above-named CINDY L. QUICK, who declared the foregoing instrument to be her voluntary act and deed.



Jo Ann Rue Siebecke
Notary Public - State of OR
Jo Ann Rue Siebecke

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): R557276, R-3909-011DA-04800-000

Land situated in the City of Klamath Falls in the County of Klamath in the State of OR

LOT 3 IN BLOCK 11 OF TRACT NO. 1006, SECOND ADDITION TO CYPRESS VILLA, ACCORDING TO THE
OFFICIAL

PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Parcel ID: R557276

Commonly known as: 5430 Sylvia Ave, Klamath Falls, OR 97603-8149

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR
INFORMATIONAL PURPOSES