

2018-000708

Klamath County, Oregon



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01/19/2018 01:08:59 PM

Fee: \$57.00

Returned at Counter

Recording requested by: Atone General Cont., LLC Space above reserved for use by Recorder's OfficeWhen recorded, mail to: And send Tax stmts.

Document prepared by:

Name: Atone Properties, LLCName: Scott McKayAddress: PO Box 308Address: 6276 Alva Ave.City/State/Zip: Klamath Falls, OR 97601City/State/Zip: Klamath Falls, OR 97603Property Tax Parcel/Account Number: R449811

Quitclaim Deed

This Quitclaim Deed is made on January 19, 2018, betweenAtone General Cont., LLC, Grantor, of 1106 Kane St., City of Klamath Falls, State of Oregon,and Atone Properties, LLC, Grantee, of 1106 Kane St., City of Klamath Falls, State of OR.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs,

and assigns, to have and hold forever, located at 1106 Kane St. (See Attached)

, City of Klamath Falls, State of Oregon.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2018 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 1/19/18

Scott McKay
Signature of Grantor

Atone General Contracting, LLC
Name of Grantor

Signature of Witness #1

Printed Name of Witness #1

Signature of Witness #2

Printed Name of Witness #2

State of Oregon County of Klamath
On Jan. 19, 2018, the Grantor, Scott McKay,
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.

Samantha Gardner
Notary Signature



Notary Public,

In and for the County of Klamath State of Oregon
My commission expires: Sept 21, 2019 Seal

Send all tax statements to Grantee.

NJC 94023

After recording return to: (Name, Address, Zip)
Atone General Contracting LLC
5559 Sturdivant Avenue, Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to:
Same As Above

GRANTOR:

Federal Home Loan Mortgage Corporation
5000 Plano Parkway, Carrollton, TX 75010

GRANTEE:

Atone General Contracting LLC
5559 Sturdivant Avenue, Klamath Falls, OR 97603

ORDER NO. 01049-4242

2012-010813

Klamath County, Oregon



00125019201200108130020021

09/28/2012 03:56:22 PM

Fee: \$42.00

Space Above Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, a corporation organized and existing under the law of the United States by Stewart Lender Services, Inc., as Attorney in Fact, Grantor, conveys and specially warrants to Atone General Contracting LLC, Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein. Being the same premises conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed Recorded on 7/18/12 in the Klamath County Recorder's office as fee number 2012-007833 situated in Klamath County, State of Oregon, to wit:

The North 1/2 of Lot 25, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes by Deed Volume 349, page 474, Deed Records of Klamath County, Oregon.


Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.
Taxes for the fiscal year 2012/2013, a lien not yet payable.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true and actual consideration for this conveyance is \$50,000.00. (Here, comply with the requirements of ORS 93.030.)

42pmf

Dated this 21st day of September, 2012


Authorized Signatory for Federal Home Loan
Mortgage Corporation, a corporation organized
and existing under the law of the United States,
by Lisa Schember Authorized
Signatory for Stewart Lender Services, Inc., as
its Attorney In Fact

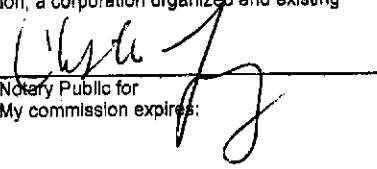
State of Florida

County of Hillsborough

ss.

This instrument was acknowledged before me this 21st day of September, 2012 by
Lisa Schember as Authorized Signatory for Stewart Lender Services, Inc., as
Attorney in Fact for Federal Home Loan Mortgage Corporation, a corporation organized and existing
under the law of the United States.

Before me:


Notary Public for
My commission expires:

