

2018-000710

Klamath County, Oregon



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01/19/2018 01:09:09 PM

Fee: \$57.00

Returned at Counter

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

Document prepared by:

Name: Anthony Lawrence RoseName Scott McKayAddress: 2937 Homedale RdAddress 6296 Alva AveCity/State/Zip: Klamath Falls, OR 97603City/State/Zip Klamath Falls, OR 97603Property Tax Parcel/Account Number: R873566

Quitclaim Deed

This Quitclaim Deed is made on January 19, 2018, betweenAtone General Contracting, LLC, Grantor, of Harbor Isles Lot 138/R873566, City of Klamath Falls, State of Oregon,and Anthony Lawrence Rose, Grantee, of 2937 Homedale Rd., City of Klamath Falls, State of Oregon.

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 Harbor Isles Lot 138/R873566

(See Attached), City of Klamath Falls, State of OR :

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: January 19, 2018

~~Scott McKay~~ Scott McKay
Signature of Grantor

Scott McKay / Alone General Contracting, LLC
Name of Grantor

Signature of Witness #1

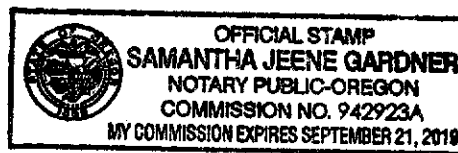
Printed Name of Witness #1

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 Jeene 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.



THIS SPA

2012-008350

Klamath County, Oregon



00121975201200083500020029

07/31/2012 11:18:23 AM

Fee: \$42.00

After recording return to:

Atone General Contracting, LLC, an Oregon
Limited Liability Company
5559 Sturdivant Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Atone General Contracting, LLC, an Oregon
Limited Liability Company
5559 Sturdivant Avenue
Klamath Falls, OR 97603

Escrow No. MT94094-MS

Title No. 0094094

SWD r.020212

STATUTORY WARRANTY DEED

Kathleen Donovan,

Grantor(s), hereby convey and warrant to

Atone General Contracting, LLC, an Oregon Limited Liability Company,

Grantee(s), the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 138 of TRACT 1277, being a re-plat of Lots 35 through 42 of Block 1 of "HARBOR ISLES - TRACT 1209"; Lots 43 and 44, 48 through 58, and 64 through 71 of Block 1 of the "FIRST ADDITION TO HARBOR ISLES - TRACT 1252"; Lots 1 through 6 and 9 through 23 of Block 2 of the "SECOND ADDITION TO HARBOR ISLES - TRACT 1259"; and a portion of Blocks A, B, and 4 of the "SHIPPINGTON ADDITION TO KLAMATH FALLS, OREGON", all situated in the SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$24,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2012-2013 Real Property Taxes a lien not yet due and payable.

4/2/12

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.

Dated this 30 day of July, 2012.

Kathleen Donovan
Kathleen Donovan

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7/30, 2012 by Kathleen Donovan.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/14