

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2018-001156

Klamath County, Oregon



00216702201800011560020029

01/30/2018 09:26:51 AM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

MICHAEL T. CROUNSE

1101 KANE ST.

KLAMATH FALLS, OR. 97603

Grantor's Name and Address

KRISTEN N. CROUNSE-BARRAS

1101 KANE ST.

KLAMATH FALLS, OR. 97603

Grantee's Name and Address

After recording, return to (Name and Address):

MICHAEL T. CROUNSE

1101 KANE ST.

KLAMATH FALLS, OR. 97603

Until requested otherwise, send all tax statements to (Name and Address):

MICHAEL T. CROUNSE

1101 KANE ST.

KLAMATH FALLS, OR. 97603

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that MICHAEL T. CROUNSE

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto KRISTEN N. CROUNSE/BARRAS AND MICHAEL T. CROUNSE, UNDIVIDED INTEREST WITH SURVIVORSHIP, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

1101 KANE ST., KLAMATH FALLS, OREGON 97603

ACRES: 1.20

MAP: R-3809-035DB-01400-000

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on _____; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on January 30, 2018

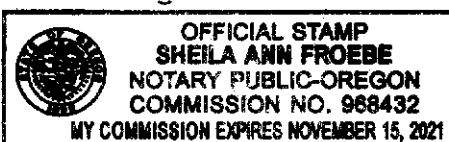
by Michael Crouse

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Sheila Ann Froebe
Notary Public for Oregon

My commission expires 11/15/21

02 OCT 8 AM 8:19

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STATE OF OREGON, 1

DEBRA J. CROUNSE

Grantor's Name and Address

MICHAEL T. CROUNSE

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

MICHAEL T. CROUNSE

1101 KANE ST.
KLAMATH FALLS, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

MICHAEL T. CROUNSE

1101 KANE ST.
KLAMATH FALLS, OR 97603SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 10/08/2002 8:19 a.m.

Vol M02, Pg 57340

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that DEBRA J. CROUNSE

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

MICHAEL T. CROUNSEhereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 48 AND PORTION OF LOT 49, FAIRACRES SUBDIVISION #1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICES OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 49; THENCE NORTH 51.47 FEET; THENCE WESTERLY 146.85 FEET; THENCE SOUTHWESTERLY 162.94 FEET TO A POINT 28.55 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 49; THENCE SOUTH 28.55 FEET TO THE SOUTHWEST CORNER OF LOT 49; THENCE EASTERLY 308 FEET TO THE POINT OF BEGINNING.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ DIVORCE. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 10-7-02; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Debra J. Crounse
21848 Merrill Pitt Rd.
Klamath Falls, OR 97603STATE OF OREGON, County of KLAMATH ss.This instrument was acknowledged before me on 10-7-02
by KEVIN DEARING, NOTARY PUBLIC

This instrument was acknowledged before me on _____

by _____

as _____

of _____

Kevin Dearing
Notary Public for Oregon
My commission expires 2-19-05