

2018-001667

Klamath County, Oregon



00217309201800016670010013

02/12/2018 01:53:01 PM

Fee: \$42.00

Returned at Counter

Albert B. King
9620 Kestrel Rd.
Klamath Falls, OR 97601

Grantor's Name and Address

Jimmy Jack Sturges
11575 SW Pacific Hwy, Unit 154
Tigard, OR 97223-8671

Grantee's Name and Address

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

Jimmy Jack Sturges
11575 SW Pacific Hwy, Unit 154
Tigard, O 97223-8671

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

Jimmy Jack Sturges
11575 SW Pacific Hwy, Unit 154
Tigard, OR 97223-8671

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Albert B. King hereinafter call grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Jimmy Jack Sturges, 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, to wit:

Lot 14, Block 22, Second Addition To Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

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 \$15,000.00.

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.

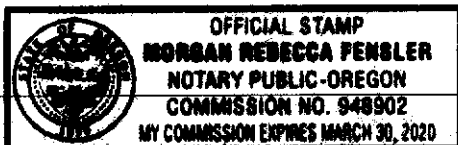
IN WITNESS WHEREOF, the grantor has executed this instrument on February 12, 2018; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 Section 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 used 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, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 2/12/2018

By Albert B. King, Grantor.



Notary Public for Oregon
My commission expires 3/30/2020