

2018-001807

Klamath County, Oregon



00217480201800018070020023

02/15/2018 09:58:41 AM

Fee: \$47.00

After recording, please send to:

Archie Colvin
5008 Walton Dr.
Klamath Falls, OR 97601

* Please also send tax statements to above address.

QUIT CLAIM DEED

This Quitclaim Deed, executed this 6th day of February, 2018.

By Grantor: **Debra K. Colvin of Arizona.**

To Grantees: **Archie Colvin.**

WITNESSETH, that the said Grantor does hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, to Wit:

Beginning at an iron pipe driven in the ground on the North line of Tract No. 4 of HOMEDALE, a distance of 100 feet Westerly from the Northeast corner of said Tract No. 4; thence running South 89°48' East, 100 feet to the Northeast corner of said Tract No. 4; thence South 43°30' East along the Southwesterly line of Second Avenue, 72.2 feet more or less to the Southeast corner of said Tract No. 4; thence South 46°30' West along the Southerly line of said Tract No. 4, 206.37 feet to a stake, which is due South of the place of beginning; thence North 194.79 feet more or less to the place of beginning, being a portion of Tract No. 4, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Statutory powers including the power of assessment, of South Suburban Sanitary District; Statutory powers including the power of assessment, of Enterprise Irrigation District; Reservations contained in Deed recorded August 9, 1938, in Volume 117, page 145, Deed Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

The true actual consideration for this transfer is Klamath County Case Number 8903321CV. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.10 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund)

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.

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

(Signature of Witness)

Debra K Colvin
Debra K. Colvin, Grantor

(Printed Name of Witness)

STATE OF Arizona)

County of Mohave) ss.

The above-mentioned person, Debra K. Colvin, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 6th day of October, 2017.

February, 2018.

Kristi Kimbley
Notary Public for Arizona
My Commission Expires: 03/31/2019

