

**2018-001840**

**Klamath County, Oregon**

02/16/2018 08:57:01 AM

Fee: \$57.00

**This Instrument Prepared By:**

National Deed Network, Inc.  
25400 US Hwy 19 North, Suite 236  
Clearwater, Florida 33763

**Return To &**

**Mail Tax Statements To:**

Jesse Westling and Genevieve Westling  
7416 Golden Trail  
Klamath Falls, OR 97603

**Tax Parcel ID#:** R893863

**Order #:** L-99849

**QUIT CLAIM DEED**

LT51-L-99849

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ZERO AND 00/100 DOLLARS (\$0.00) and NO other good or valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, between JESSE WESTLING, as "Grantor", does hereby remise, release, and forever quitclaim unto, JESSE WESTLING and GENEVIEVE WESTLING, husband and wife, hereinafter "Grantee", whose address is 7416 Golden Trail, Klamath Falls, OR 97603, the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon to-wit:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Parcel ID: R893863

Commonly known as: 7416 Golden Trail, Klamath Falls, OR 97603

**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 or lawsuits against farming or forest practices as defined on ORS 30.930.**

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, right-of way, protective covenants and minerals reservations of record, if any

The true consideration for this conveyance is 0.00 (Here comply with the requirements of ORS 93.030).

TO HAVE AND TO HOLD same unto Grantee and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

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

Taxes for tax year \_\_\_\_\_ shall be \_\_\_\_\_ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or \_\_\_\_\_ paid by Grantee, or \_\_\_\_\_ paid by Grantor.

The property herein conveyed \_\_\_\_\_ is not a part of the homestead of Grantor, or \_\_\_\_\_ is part of the homestead of Grantor.


WITNESS Grantor's hand this the 02 day of Feb, 2018.

  
\_\_\_\_\_  
JESSE WESTLING

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 or ORS 30.930.

STATE OF Oregon  
COUNTY OF Klamath

This instrument was acknowledged before me on 2-2-2018 (date) By: JESSE WESTLING.

  
\_\_\_\_\_  
Notary Public  
Chris Allan Johnson  
Print Name

My Commission Expires: June 9 2018

- See attached

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

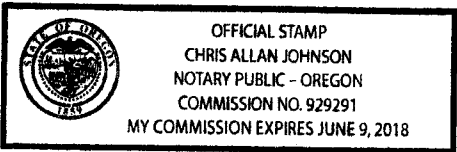
ALL-PURPOSE ACKNOWLEDGMENT

State of Oregon  
County of Klamath

On 2-2-2018 before me, Chris Allan Johnson  
DATE NAME OF NOTARY PUBLIC

personally appeared Jesse Westling ~~Genevieve Westling~~  
NAME(S) OF SIGNER(S)

☐ personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT RIGHT

TITLE OR TYPE OF DOCUMENT  
NUMBER OF PAGES  
DATE OF DOCUMENT  
SIGNER(S) OTHER THAN NAMED ABOVE

**Exhibit A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF KLAMATH AND STATE OF OREGON FREE OF ENCUMBRANCES EXCEPT AS SPECIFICALLY SET FORTH HEREIN:

LOT 54 OF TRACT 1503, FIRST ADDITION TO SAGE MEADOWS, PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Parcel ID: R893863

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However, by showing this address no additional coverage is provided