

2018-001901

Klamath County, Oregon



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02/16/2018 02:04:16 PM

Fee: \$67.00

## Quitclaim Deed

RECORDING REQUESTED BY JACK A. Prentice  
 AND WHEN RECORDED MAIL TO: and to slabent  
P.O. BOX 246, Grantee(s)  
Beatty, Oregon 97621

Consideration: \$ 0Property Transfer Tax: \$ 0Assessor's Parcel No.: R565221 - R 3591631

PREPARED BY: JACK A. Prentice certifies herein that he or she has prepared  
 this Deed.

Jack A. Prentice  
 Signature of Preparer

2-11-2018  
 Date of Preparation

JACK A. PRENTICE  
 Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 2-11-2018 in the County of  
Klamath, State of OREGON

by Grantor(s), JACK A. Prentice & ALICIA Prentice \*husband/wife,  
 whose post office address is P.O. BOX 246 Beatty, OREGON 97621,  
 to Grantee(s), JACK A. Prentice & Nicky Rabago Prentice \*  
 whose post office address is P.O. Box 246 Beatty, OREGON 97621.

WITNESSETH, that the said Grantor(s), JACK A. Prentice,  
 for good consideration and for the sum of 0  
 (\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
 does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

Jack A Prentice  
Signature of Grantor  
JACK A PRENTICE  
Print Name of Grantor

\_\_\_\_\_  
Signature of Second Grantor (if applicable)

\_\_\_\_\_  
Print Name of Second Grantor (if applicable)

\_\_\_\_\_  
Signature of First Witness to Grantor(s)

\_\_\_\_\_  
Print Name of First Witness to Grantor(s)

\_\_\_\_\_  
Signature of Second Witness to Grantor(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

\_\_\_\_\_  
Signature of Grantee

\_\_\_\_\_  
Print Name of Grantee

\_\_\_\_\_  
Signature of Second Grantee (if applicable)

\_\_\_\_\_  
Print Name of Second Grantee (if applicable)

\_\_\_\_\_  
Signature of First Witness to Grantee(s)

\_\_\_\_\_  
Print Name of First Witness to Grantee(s)

\_\_\_\_\_  
Signature of Second Witness to Grantee(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantee(s)



NOTARY ACKNOWLEDGMENT

State of Oregon  
County of Klamath  
On Feb. 14, 2018, before me, Samantha Gardner, a notary  
public in and for said state, personally appeared, Jack A. Prentice

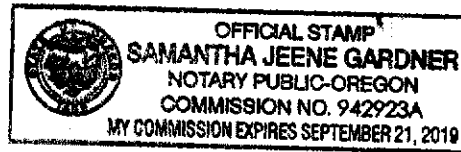
who <sup>is</sup> ~~are~~ known to me (or proved to me on the basis of satisfactory evidence) to be the persons  
whose names <sup>is</sup> ~~are~~ subscribed to the within instrument and acknowledged to me that <sup>he</sup> ~~they~~ ex-  
ecuted the same in <sup>his</sup> ~~their~~ authorized capacities, and that by <sup>his</sup> ~~their~~ signatures on the instrument the  
persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Samantha Gardner  
Signature of Notary

Affiant Known \_\_\_\_\_ Produced ID ☒

Type of ID Oregon D.L.



(Seal)



Exhibit "A"

See exhibit "A" (PG) 15369  
Legal description

See exhibit "B" (PG) 15368  
Warranty Deed

92 JUL 13 PM 3 50

47416

MTC. 28016-KS

WARRANTY DEED

Vol. m 9 2 Page 15368

KNOW ALL MEN BY THESE PRESENTS, That

JERRY HUCKINS aka JERRY E. HUCKINS and BARBARA HUCKINS aka BARBARA D. HUCKINS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JACK A. PRENTICE and ALICIA PRENTICE, husband and wife

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, 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:

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed and except the Mortgage dated October 4, 1974 and recorded October 4, 1974 in Volume M74, page 13074, Microfilm Records of Klamath County, Oregon in favor of the Oregon Dept. of Veterans Affairs which grantors remain responsible and hold Granteesharmless therefrom and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$50,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (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 this 10th day of July, 1992;

if a corporate grantor, 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.

JERRY E. HUCKINS

BARBARA D. HUCKINS

STATE OF OREGON, County of Klamath ) ss.

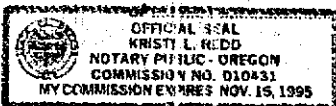
This instrument was acknowledged before me on July 10, 1992,

by JERRY E. HUCKINS and BARBARA D. HUCKINS

This instrument was acknowledged before me on , 19 ,

by

as



My commission expires 11/16/95

Notary Public for Oregon

JERRY E. HUCKINS & BARBARA D. HUCKINS  
16229 Earl Ct.  
La Pine, OR 97739

Grantor's Name and Address

JACK A. PRENTICE &amp; ALICIA PRENTICE

P.O. Box 63

Riddle, OR 97469

Grantee's Name and Address

After recording return to (Name, Address, Zip)

JACK A. PRENTICE &amp; ALICIA A. PRENTICE

P.O. Box 63

Riddle, OR 97469

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

JACK A. PRENTICE &amp; ALICIA A. PRENTICE

P.O. Box 63

Riddle, OR 97469

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy.

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situated in the NW1/4 NW1/4 of Section 20, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at a point on the southerly right of way line of Highway 140 from which the Northwest Corner of said Section 20 bears North 71 degrees 27' 32" West, 1228.33 feet; thence South 00 degrees 29' 31" West parallel with and 165 feet west, when measured at right angles, of the East Line of said NW1/4 NW1/4, 525.00 feet to a 5/8" iron pin; thence West 148 feet to a 5/8" iron pin; thence North 00 degrees 29' 31" East, 383.08 feet more or less, to a point on said southerly right of way line; thence northeasterly on said southerly right of line on a curve to the right, 206 feet more or less to the point of beginning.

PARCEL 2

The East 165 feet of the NW1/4 of NW1/4, and the W1/2 of the NE1/4 of the NW1/4 in Section 20, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a 1972 VILLA WEST Mobile Home, Oregon License #X070394, Serial #20242 which is situated on the real property described above.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 13th day  
of July A.D. 19 92 at 3:50 o'clock P. M., and duly recorded in Vol. M92  
of Deeds on Page 15368

FEE \$35.00

Evelyn Biehn County Clerk

By [Signature]