

2018-002052

Klamath County, Oregon



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02/22/2018 09:53:23 AM

Fee: \$52.00

## Prepared By

Name: Andrew Shadley  
 Address: 5421 North Hills Dr  
Klamath Falls  
 State: Oregon Zip Code: 97603

After Recording Return To <sup>statements and tax</sup>

Name: Kelly Nelson  
 Address: 6218 Pinto Ct.  
Klamath Falls  
 State: Oregon Zip Code: 97603

Space Above This Line for Recorder's Use

**OREGON QUIT CLAIM DEED**

STATE OF OREGON

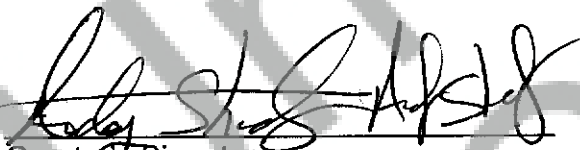
COUNTY OF Klamath

KNOW ALL MEN BY THESE PRESENTS, That Andrew Shadley, a  
Grantor, residing at 5421 North Hills dr., County of Klamath, City  
 of Klamath Falls, State of Oregon (hereinafter known as the  
 "Grantor(s)") hereby releases and quitclaims to Kelly Nelson, a  
Grantee, residing at 6218 Pinto Ct., County of Klamath, City  
 of Klamath Falls, State of Oregon (hereinafter known as the  
 "Grantees(s)") for the sum of 0  
 (\$ 0) and releases all the rights, title, interest, and claim in or to the  
 following described real estate, situated in the County of Klamath, Oregon to-wit:

Lot # 11 in block 1 of Rolling Hills Subdivision  
Tract No. 1099 Assessors Parcel No. R598909

**To have and to hold**, the same together with all and singular the appurtenances  
 thereunto belonging or in anywise appertaining, and all the estate, right, title, interest,  
 lien, equity and claim whatsoever for the said first party, either in law or equity, to the  
 only proper use, benefit and behoof of the said second party forever.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S 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 215.010 (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."

  
Grantor's Signature

Andrew Shadleg  
Grantor's Name

5421 North Hills Dr.  
Address

Klamath Falls, OR 97603  
City, State & Zip

\_\_\_\_\_  
Grantor's Signature

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

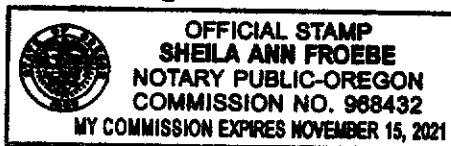
STATE OF OREGON)

COUNTY OF Klamath )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew Shadley whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 22 day of February, 2018.

Sheila Ann Froebe  
Notary Public



My Commission Expires: 11/15/21