

2018-004691

Klamath County, Oregon

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00220849201800046910010011

04/18/2018 01:03:40 PM

Fee: \$42.00

received for recording on _____,
at _____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Nadine Shepherd

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto _____

Peter Michael Shepherd

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:

an undivided one-half interest in the following described property:

SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26; SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$, and E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 35;
SW $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 36 all in Township 37 South, Range 11 $\frac{1}{2}$, E. W. M.

Also, all that portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 25 Township 37 South, Range 11 $\frac{1}{2}$ E.W.M., described as follows: All of the land lying South and West of the rocky bluff running Northwest and Southeast through said SW $\frac{1}{4}$ SW $\frac{1}{4}$ and further described as beginning on the West line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ at a point approximately 930 feet North of the Southwest corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence South and East along the line of said rocky bluff to a point on the South line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$, 225 feet, more or less, Easterly from the Southwest corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence West along said South line 225 feet, more or less, to said Southwest corner; thence North along the West line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$, 930 feet, more or less, to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ 0.00

~~xxxxxx~~ However, the actual consideration consists of or includes other property or value given or promised which is ~~in~~ part of the ~~the whole~~ indicate ~~which~~ consideration. ^① (The sentence between the symbols ^①, 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 on _____; 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. 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 USES 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.

Nadine Shepherd

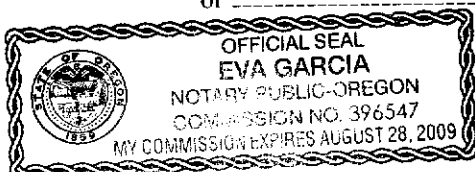
STATE OF OREGON, County of MarionThis instrument was acknowledged before me on 12/27/08by Nadine Shepherd

This instrument was acknowledged before me on _____

by Nadine Shepherd

as _____

of _____



Notary Public for Oregon

My commission expires 8/28/09