

2018-005148

Klamath County, Oregon

04/26/2018 02:44:01 PM

Fee: \$57.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Servicelink (23446312)

1355 Cherrington Pkwy

Moon Township, PA 15108

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Quitclaim Deed

2) DIRECT PARTY / GRANTOR(S)/MORTGAGEE(S) ORS 205.125(1)(b) and 205.160

**Gary A Woodruff and Vytorus M. Newnham, N/K/A Vytorus M. Woodruff
300 Schoonover, Crescent Lake, OR 97733**

3) INDIRECT PARTY / GRANTEE(S)/MORTGAGOR(S) ORS 205.125(1)(a) and 205.160

**Gary A Woodruff and Vytorus M. Woodruff
300 Schoonover, Crescent Lake, OR 97733**

4) ADDITIONAL PARTY / BENEFICIARY/TRUSTEE/ASSIGNEE

5) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$00.00

Other

**6) UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE**

**Gary A Woodruff and
Vytorus M. Woodruff
300 Schoonover
Crescent Lake, OR 97733**

7) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: FULL

(If applicable) PARTIAL

**8) The amount of the monetary
obligation imposed by the order
or warrant. ORS 205.125(1)(c)**

\$

9) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RE-RECORDED AT THE REQUEST OF _____ TO CORRECT _____ PREVIOUSLY RECORDED IN BOOK ____ PAGE ___, OR FEE NUMBER ____."

Commitment Number: 23446312
Seller's Loan Number: 955800

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Grantee(s) Tax-Mailing Address:
300 Schoonover, Crescent Lake, OR 97733

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
R-2508-00400-00300-000

QUITCLAIM DEED

Gary A. Woodruff and Vytorus M. Newnham, N/K/A Vytorus M. Woodruff, husband and wife, whose mailing address is **300 Schoonover, Crescent Lake, OR 97733**, hereinafter grantors, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Gary A. Woodruff and Vytorus M. Woodruff, husband and wife**, hereinafter grantees, whose tax mailing address is **300 Schoonover, Crescent Lake, OR 97733**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The W1/2 E1/2 N1/2 NW1/4 NE1/4 of Section 4, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.
Property Address is: 300 Schoonover, Crescent Lake, OR 97733

Prior instrument reference: **Official Records Book M05, Page 10491**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

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 215.010 (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.

Executed by the undersigned on March 29, 2018:

Gary A. Woodruff
Gary A. Woodruff

Vytorus M. Newnham
Vytorus M. Woodruff
Vytorus M. Newnham, N/K/A
Vytorus M. Woodruff

STATE OF Oregon
COUNTY OF Klamath

The foregoing instrument was acknowledged before me on Mar. 29, 2018 by Gary A. Woodruff and Vytorus M. Newnham, N/K/A Vytorus M. Woodruff who are personally known to me or have produced Driver's Licenses as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

[Signature]

Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

