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05/22/2018 09:19:22 AM

Fee: \$52.00

Prepared By:

Jackie Brown
50913 Cedar Ridge Cir N
Oakhurst, California 93644

**After Recording Return To And Send
Tax Statements To:**

Jesse and Debra Cole
1730 Winona Way
Klamath Falls, Oregon 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On May 15, 2018 THE GRANTOR(S),

- Jackie Brown, a married person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Jesse Cole and Debra Cole, a married couple, residing at 1730 Winona Way, Klamath Falls, Klamath County, Oregon 97603
- the following described real estate, situated in an unincorporated area in the County of Klamath, State of Oregon:

Legal Description:

Lot E, Re-subdivision of tracts B and C, Frontier Tracts. More particularly described as follows: Beginning on the North line of "M" St., said point being S. 1 degree 11 minutes W., 500.8 feet from the West Quarter corner of said Section 10; thence N. 89 degrees 17 minutes E. 166.1 feet along said "M" St. to the True point of beginning; thence continuing along "M" St. N. 89 degrees 17 minutes E. 160 feet; thence N. 0 degrees 09 minutes E. to the South line of Varney Creek (Pitt Creek); thence West along said South line to a point N. 0 degrees 09 minutes E. of the true point of beginning; thence S. 0 degrees 09 minutes W. to the true point of beginning.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in

and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: R315082

Mail Tax Statements To:
Jesse and Debra Cole
1730 Winona Way
Klamath Falls, Oregon 97603

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.

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 5-15-18

Jackie Brown

Jackie Brown
50913 Cedar Ridge Cir N
Oakhurst, California, 93644

A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF MADERA

On 15 May 2018 before me, Barbara D Lehmann, Notary Public personally appeared Jackie Brown, who 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), and 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Barbara D Lehmann (Notary Seal)
Signature of Notary Public

