

2018-006322

Klamath County, Oregon



00222777201800063220040044

05/23/2018 01:15:30 PM

Fee: \$57.00

Prepared By:

Gregery D. Hamilton
2133 Ogden Street
Klamath Falls, Oregon 97603

After Recording Return To:

Virginia Faye Hamilton
2133 Ogden Street
Klamath Falls, Oregon 97603

and tax statements

Returned at Counter

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On May 23, 2018 THE GRANTOR(S),

- Gregery D. Hamilton and Virginia F. Hamilton, a formerly married couple who were divorced on May 17, 2018,

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

- Virginia Faye Hamilton, a single person, residing at 2133 Ogden Street, Klamath Falls, Klamath County, Oregon 97603

the following described real estate, situated in Klamath Falls, in the County of Klamath, State of Oregon:

Legal Description:

TWP 39 RNGE 9, BLOCK SEC 1, TRACT POR SW4NW4, ACRES 0.41 A parcel of land situate in the SW 1/4 of the NW 1/4 of Section, township 39 South, Range 9, East of the Willamette Meridian, Klamath county Oregon. *See exhibit A.*

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.

Divorce

Tax Parcel Number: R-3909-001BC-02300-000

Mail Tax Statements To:
Virginia Faye Hamilton
2133 Ogden Street
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: 23 MAY 2018

Gregory D. Hamilton

Gregory D. Hamilton
2133 Ogden Street
Klamath Falls, Oregon
97603

DATED: 23 May 2018

Virginia F. Hamilton

Virginia F. Hamilton
2133 Ogden Street
Klamath Falls, Oregon
97603

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 23rd day of May 2018,
by Gregory D. Hamilton.

Denee McAuliffe
Notary Public

Personal Banker
Title (and Rank)

My commission expires July 5, 2021



STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 23rd day of May 2018,
by Virginia F. Hamilton.

Denee McAuliffe
Notary Public

Signature of person taking acknowledgment
Personal Banker
Title (and Rank)

My commission expires July 5, 2021



27294

EXHIBIT 'A'
LEGAL DESCRIPTION

A parcel of land situate in the SW1/4 of the NW1/4 of Section 1, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point 30 feet North and 30 feet West of the West quarter corner of Section 1, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, said point also being the Otis V. Saylor corner iron pin, thence North along the East line of Madison Street 792 feet to a point, thence East 720 feet, more or less, to a point in the East line of Ogden Street, and being the Northwest corner of property herein described, thence South along said East line of Ogden Street 66 feet to a point, thence East 270 feet to a point, thence North, parallel with the East line of Ogden Street 66 feet, thence West 270 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 7/08/99, at 11:46 a.m.
In Vol. M99 Page 27293
Linda Smith,
County Clerk Fees 35 11