

2018-007221

Klamath County, Oregon

06/15/2018 08:40:01 AM

Fee: \$92.00

RECORDATION REREQUESTED BY/RETURN TO:  
HENNESSEY LAW FIRM, PC  
17300 N DALLAS PARKWAY #3090  
DALLAS, TX 75248

SEND TAX NOTICES TO:  
BRADLEY F. SEXTON AND THERESA A. SEXTON  
5310 OLD MIDLAND RD  
KALMATH FALLS, OR 97603

APN: R91304

HRS- NL 244

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 9<sup>th</sup> day of JUNE 2018, by first party **THERESA A. SEXTON**, to second party, **BRADLEY F. SEXTON AND THERESA A. SEXTON, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY.**

WITNESSETH, That the said first party, for good consideration in the amount of \$1.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise and quitclaim unto the said second party forever, all the right, title interest and claim which the said first party has in and to the following described parcel of land, and improvements and, appurtenances thereto in the City of KALMATH FALLS, County of KLAMATH, State of Oregon, to wit:


**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN: R91304

Property Address: 5310 OLD MIDLAND RD, KALMATH FALLS, OR 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, 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

IN WITNESS WHEREOF, The said first party has signed and sealed there presents the day and year first above written.

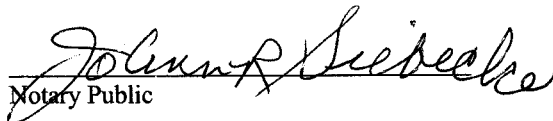
  
THERESA A. SEXTON

STATE OF OREGON                     )  
   )  
COUNTY OF KUAMATH             )

I, JO ANN R SIEBECKE hereby certify that **THERESA A. SEXTON**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 9<sup>th</sup> day of JUNE, A.D., 20 18.

(Seal)



  
Notary Public

My Commission Expires: 6.12.21

PREPARED BY:  
Viridiana Adame- BC LAW  
1181 CALIFORNIA AVE., STE. 185  
CORONA, CA 92881

### Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

A PIECE OR PARCEL OF LAND SITUATE IN THE E1/2 OF W1/2 OF NE1/4 OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE LINE MARKING THE NORTHERLY BOUNDARY OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, FROM WHICH THE NORTHEASTERLY CORNER OF THE SAID SECTION 2 BEARS NORTH 89 DEGREES 53' EAST 1747.2 FEET DISTANT; AND RUNNING THENCE SOUTH 0 DEGREES 39' EAST 465.5 FEET; THENCE NORTH 78 DEGREES 40' EAST 62.5 FEET; THENCE SOUTH 2 DEGREES 45' EAST 917 FEET, MORE OR LESS TO A POINT IN THE LINE MARKING THE NORTHEASTERLY BOUNDARY OF THE RIGHT OF WAY OF THE C-4-C CANAL OF THE U.S.R.S. KLAMATH PROJECT; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY BOUNDARY LINE TO ITS INTERSECTION WITH THE EASTERLY BOUNDARY OF THE SAID W1/2 OF THE NE1/4 OF THE SAID SECTION 2; THENCE NORTHERLY ALONG SAID BOUNDARY LINE TO THE NORTHEAST CORNER OF THE SAID W1/2 OF NE1/4 OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 53" WEST 422.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAVING AND EXCEPTING ANY PORTION OF THE ABOVE TRACT CONTAINED IN THE RIGHT OF WAY OF THE C-4 CANAL OF THE SAID U.S. RECLAMATION SERVICE KLAMATH PROJECT.

MANUFACTURED/MOBILE HOME:  
NAME: REDMAN  
MODEL NO.: N/A  
NEW/USED/YEAR: 1996  
SERIAL NO.: 11823271ABC  
LENGTH AND WIDTH: 66X42

Parcel ID: R91304

Commonly known as 5310 Old Midland Road, Klamath Falls, OR 97603  
However, by showing this address no additional coverage is provided