

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2018-007601

Klamath County, Oregon



00224357201800076010010013

06/25/2018 01:43:08 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USEKRISTEN N. CROUNSE - BARAJAS1101 KANE ST.KLAMATH FALLS, OR. 97603

Grantor's Name and Address

MICHAEL T. CROUNSE1101 KANE ST.KRISTEN N. CROUNSE - BARAJASKLAMATH FALLS,BRUCE A. CROUNSEOREGON, 97603

Grantee's Name and Address

After recording, return to (Name and Address):

MICHAEL T. CROUNSE1101 KANE ST.KLAMATH FALLS, OR. 97603

Until requested otherwise, send all tax statements to (Name and Address):

MICHAEL T. CROUNSE1101 KANE ST.KLAMATH FALLS, OR. 97603

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that KRISTEN N. CROUNSE - BARAJASMICHAEL T. CROUNSE

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto MICHAEL T. CROUNSE, KRISTEN N. CROUNSE - BARAJAS, BRUCE A. CROUNSE ^{UNDEVELOPED} ~~INTEREST,~~ ^{WITH RIGHTS OF SURVIVORSHIP.} 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 (legal description of property):

LOT 48 AND PORTION OF LOT 49, FAIR ACRES SUBDIVISION #1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICES OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 49; THENCE NORTH 51.47 FEET; THENCE WESTERLY 146.85 FEET; THENCE SOUTHWESTERLY 162.94 FEET TO A POINT 28.55 FEET; THENCE NORTH OF THE SOUTHWEST CORNER OF LOT 49; THENCE SOUTH 28.55 FEET TO THE SOUTHWEST CORNER OF LOT 49; THENCE EASTERLY 308 FEET 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 \$_____. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on June 25, 2018; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Michael Thomas Crouse
Kristen N. Crouse-Barajas

STATE OF OREGON, County of Klamath ss.

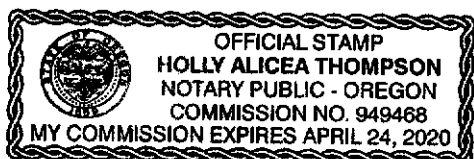
This instrument was acknowledged before me on June 25, 2018
by Michael Thomas Crouse + Kristen Nicole Crouse

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Holly Alicea Thompson
Notary Public for Oregon
My commission expires Apr 24, 2020