

2018-008195

Klamath County, Oregon

QUITCLAIM DEED

John Brandon Hawkins
312 Summerfield Ct.
El Dorado Hills, CA 95762-9686

Grantor

Deanna Hawkins Bentley and Peggy Hawkins Proctor
141 Michigan Avenue
Klamath Falls, OR 97601
Grantee



00225084201800081950020029

07/10/2018 01:20:53 PM

Fee: \$87.00

After recording return to and send Tax Statements
Grantee

KNOW ALL MEN BY THESE PRESENTS, That I, JOHN BRANDON HAWKINS, hereinafter called grantor, for the consideration hereinafter stated, does hereby release and quitclaim unto DEANNA HAWKINS BENTLEY and PEGGY HAWKINS PROCTOR, hereinafter called grantee and unto grantee's heirs, successors and assigns, all right, title and interest in the following described real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 12 in Block 57 of SECOND HOT SPRINGS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever.

The true consideration for this conveyance was other property or value.

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 construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to

Scott MacArthur
Returned at Counter

individuals.

In Witness Whereof, Grantor, John Brandon Hawkins, has executed this instrument this _____ day of _____, 2018.

John Brandon Hawkins

John Brandon Hawkins

1 A notary public or other officer completing this certification verifies only the identity 1
1 of the individual who signed the document to which this certification is attached, and 1
1 not the truthfulness, accuracy or validity of that document 1
1 _____ 1

STATE OF CALIFORNIA)

) ss.

County of EL DORADO)

On 6-28-2018, 2018 before me, JR HENDERSON

Notary Public, personally appeared, John Brandon Hawkins, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 seal.

Signature John Brandon Hawkins

(Seal)

