

2018-008871
Klamath County, Oregon



00225934201800088710070071

07/26/2018 01:29:13 PM

Fee: \$112.00

Quitclaim Deed

RECORDING REQUESTED BY Tim Glen Erickson
AND WHEN RECORDED MAIL TO: and taxes
Tim Glen Erickson, Grantee(s)

PO Box 185
Chemult Or, 97731

Consideration: \$ 1.00

Property Transfer Tax: \$ 0

Assessor's Parcel No.: _____

PREPARED BY: _____ certifies herein that he or she has prepared
this Deed.

Signature of Preparer

7-26-2018
Date of Preparation

Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 7-26-2018 in the County of

Klamath, State of Oregon

by Grantor(s), Walter Boles

whose post office address is 109731 Hwy 97N Chemult Or 97731

to Grantee(s), Tim Glen Erickson

whose post office address is PO BOX 185 Chemult Or 97731

WITNESSETH, that the said Grantor(s), _____,

for good consideration and for the sum of 1.00

(\$ 1.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

Exhibit B2

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantor by deed of ¹⁰⁹⁷³¹ North Hwy 97 Chemult dated 12th of June, 20 06.

WITNESS the hands and seal of said Grantor this 12th day of June, 20 06.

Steven Dwight Colburn
Grantor

Grantor

State of Oregon

County of Deschutes

On June 12th 2006 before me, Polly L Sloan, personally appeared Steven Dwight Colburn, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is 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.

WITNESS my hand and official seal.

Signature Polly L Sloan

Affiant Known ☒ Unknown ☐
ID Produced Oregon Drivers License #76631
X 02/02/2008

(Seal)

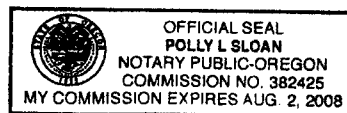


Exhibit B1

2006-017305

Klamath County, Oregon



00002323200600173050020021

08/29/2006 10:38:00 AM

Fee: \$26.00

Send All Tax Statements
to: Walter Boles
P.O. Box 190
Chemult, Or. 97731

Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Warranty Deed

Date of this Document: 6/12/2006

Reference Number of Related Documents: R-2708-021 BC-00700-000 CoDe: 055

Grantor(s):

Name Steven Dwight Colburn
Street Address 61310 Parrell RD #26
City/State/Zip Bend OR 97702

Grantee(s):

Name Walter Boles
Street Address P.O. Box 190
City/State/Zip Chemult OR 97731

Abbreviated Legal Description (i.e., lot, block, plat, or section, township, range, quarter/quarter or unit, building and condo name): Lots 1, 2, 11, 12 Block Three North Chemult 1980 SKLine mobile

Assessor's Property Tax Parcel/Account Number(s): R 168231, M-161537

For good consideration, Steven Dwight Colburn

of 61310 Parrell RD #26 Bend OR 97702, County of Deschutes

State of Oregon, hereby bargain, deed and convey to Walter Boles
of P.O. Box 190 Chemult OR 97731

County of Klamath, State of OR, the following described land in

Klamath County, free and clear with WARRANTY COVENANTS; to wit: Lots 1, 2, 11, 12 of Block
Three North Chemult Together with Vacated Alley Between Lots
2, and 11 Block Three Per Book # 282, Page 109, Klamath County,
Deed of Records, also included 1980 SKLine mobile home
Serial # 0395-0757 N all in Klamath County, Oregon

CA
26

Exhibit A1

2006-024941

Klamath County, Oregon

After Recording Return to:

WALTER BOLES

P.O. Box 26

Chemung, Or 97731

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above



00011230200600249410020027

12/18/2006 03:20:39 PM

Fee: \$26.00

ASPEN: 63770PS

WARRANTY DEED
(INDIVIDUAL)

DANIEL MILLER, herein called grantor, convey(s) to WALTER BOLES, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:


See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$32,500.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated November 13, 2006.


DANIEL MILLER

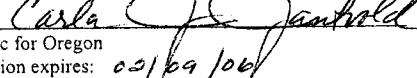
STATE OF OREGON, County of Klamath) ss.

On November 21, 2006 personally appeared the above named DANIEL MILLER and acknowledged the foregoing instrument to be his voluntary act and deed.

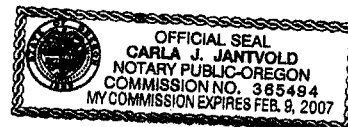
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00063770

Before me: 
Notary Public for Oregon
My commission expires: 02/29/07

Official Seal



\$26-A

Exhibit A **2**

Vacated Lots 3, 4, 5, 6, 7, 8, 9 and 10, Block 3, NORTH CHEMULT, a vacated Subdivision, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

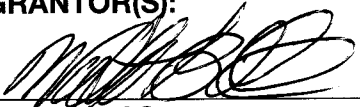
TOGETHER WITH that portion of vacated Fourth Street lying South of Lots 7, 8, 9 & 10 described above and North of Lots 3, 4, 5 and 6, Block 4 of said Subdivision and abutting thereto and TOGETHER WITH the South half of that portion of vacated Fourth Street lying between Lot 12, Block 3 of NORTH CHEMULT and Lot 1, Block 4 of NORTH CHEMULT and abutting thereto; AND TOGETHER WITH that portion of vacated alley lying South of Lots 3, 4, 5 and 6 Block 3 of NORTH CHEMULT and lying North of Lots 7, 8, 9 & 10, Block 3 of NORTH CHEMULT and abutting thereto.

CODE 055 MAP 2708-021BC TL 00800 KEY #168240

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):


Signature of Grantor

Walter Boles
Print Name of Grantor

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Print Name of Grantee

Signature of Second Grantee (if applicable)

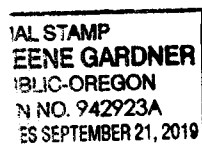
Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)



NOTARY ACKNOWLEDGMENT

State of Oregon

County of Wiamath

On July 21, 2018, before me, Samantha Gardner, a notary public in and for said state, personally appeared, Walter Boles

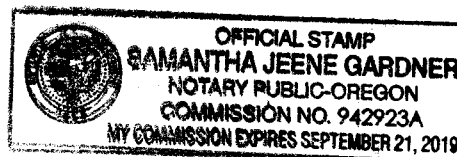
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Samantha Gardner
Signature of Notary

Affiant Known _____ Produced ID ☒

Type of ID CAID



(Seal)

