

2018-009367

Klamath County, Oregon



00226573201800093670030036

08/07/2018 03:30:27 PM

Fee: \$92.00

Returned at Counter

AFTER RECORDING, RETURN TO:

Barbara M. Dilaconi
Attorney at Law
121 South 8th Street
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Carol A. Rogers
2311 South 6th Street
Klamath Falls, OR 97601

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Carol A. Rogers as Guardian and Conservator for Caroline F. Adams, Klamath County Circuit court Case No. 17PR01195, hereinafter called Grantor, for the consideration hereinafter stated, does hereby remise, release and quit claim unto Carol A. Rogers with right 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 there unto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described in attached **Exhibit A**.

The true and actual consideration paid for this transfer, is \$54,000.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

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

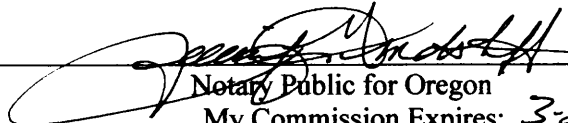
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 6 day of August, 2018.


Carol A. Rogers

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 6th day of August, 2018 by Carol A. Rogers.


Notary Public for Oregon
My Commission Expires: 3-20-20

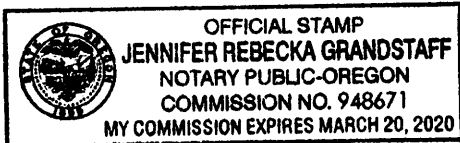


EXHIBIT 'A'

File No. 241540AM

A piece or parcel of land situated in the N1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more fully described as follows: Beginning at a point in the center line of a 60 foot roadway, from which the section corner common to Sections 2, 3, 10, and 11, Township 39 South Range 9 East of the Willamette Meridian, and as marked on the ground by an iron pin driven therein, bears South 89°44-1/2' West along said roadway center line 1550.9 feet to a point in the West boundary of said Section 11: and North 0°13-1/2' West 1662.5 feet to said section corner and running thence North 0°01' West 331.4 feet to a point in the Northerly boundary of said N1/2 SE1/4 NW1/4 of Section 11; thence North 89°47' East along said boundary line 65.7 feet; thence South 0°01' East 331.3 feet, more or less, to an intersection with the centerline of above mentioned roadway; thence South 89°44-1/2' West along said roadway centerline 65.7 feet, more or less, to said point of beginning.