

James O'Keefe  
Returned at Counter

Send tax statement  
to: 9805 East Langel Vly Rd  
Bonanza OR 97623  
Christopher Luttrell

2018-009824

Klamath County, Oregon



00227152201800098240060063

08/20/2018 01:44:04 PM

Fee: \$107.00

## Quitclaim Deed

RECORDING REQUESTED BY James Patrick O'Keefe, Mary Ruth O'Keefe  
AND WHEN RECORDED MAIL TO:  
Christopher Luttrell, Grantee(s)

Consideration: \$ \_\_\_\_\_

Property Transfer Tax: \$ \_\_\_\_\_

Assessor's Parcel No.: 2609372

PREPARED BY: James O'Keefe certifies herein that he or she has prepared this Deed.

James P O'Keefe  
Signature of Preparer

8/20/18  
Date of Preparation

James P O'Keefe  
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on \_\_\_\_\_ in the County of

Klamath, State of Oregon  
by Grantor(s), James Patrick O'Keefe, Mary Ruth O'Keefe,  
whose post office address is \_\_\_\_\_,

to Grantee(s), Christopher Luttrell,  
whose post office address is 9805 E Langel Vly Rd. Bonanza OR 97623

WITNESSETH, that the said Grantor(s), James and Mary O'Keefe,  
for good consideration and for the sum of (\$15,000) Fifteen thousand dollar.  
(\$ 15,000 ) 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

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 Flamuth, 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):**

James Patrick O'Keefe  
Signature of Grantor

James Patrick O'Keefe  
Print Name of Grantor

Mary O'Keefe  
Signature of Second Grantor (if applicable)

Mary O'Keefe  
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):**

Christopher Luffnell  
Signature of Grantee

Christopher Luffnell  
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 Klamath

On August 20, 2018, before me, Mariah M. De Leon, a notary public in and for said state, personally appeared, Christopher Luttrell

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.

Mariah M. De Leon

Signature of Notary

Affiant Known ☒ Produced ID ☒

Type of ID Oregon ID Card 2884624



(Seal)

NOTARY ACKNOWLEDGMENT

State of Oregon

County of Coos

On August 17, 2018, before me, Andrea McMahon, a notary public in and for said state, personally appeared, James P. O'Keeffe & Mary O'Keeffe

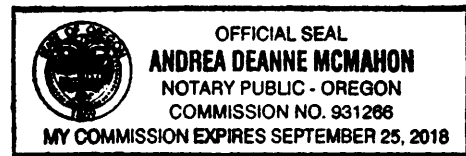
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity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

WITNESS my hand and official seal.

Andrea McMahon  
Signature of Notary

Affiant Known ☒ Produced ID ☒

Type of ID ORDL 1922111  
ORDL 1224974



(Seal)

Exhibit "A"

Seller agrees to sell to Buyer and Buyer agrees to buy from Seller for the price and on the terms and condition set forth hereafter all the real property situate in the County of Klamath, State of Oregon, and more particularly described as follows, to wit:

Beginning at the Southwest corner of Section 35, Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence running North 208.7 feet; thence west 208.7 to the place of beginning

Excepting Therefrom the West 50 feet deeded to Klamath County for road in Volume 286 at page 508, recorded September 14, 1956; Also except any portion lying within Klamath County Road on the South Side

Subject to contracts and/or liens for irrigation and/or drainage, restrictions, easements, restrictions and right-of-way of records, and those appurtenant to the land.

Also subject to rights of the public in and to any portion of the herein described property lying within the boundaries of roads or highways

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 appropriate city or county planning department to verify approved uses, and to determine any limits on low density agriculture or forest practices as defined in ORS 30.930

Buyer initial

Seller initial

Agreement for land sales on 8/20/2018 for:  
9805 East Langell Valley Road, Bonanza Oregon  
County assessment parcel # R609372  
Property in Klamath County see exhibit A.

The purchaser agrees to pay \$15,000 (fifteen thousand dollars) when the property is sold or changes ownership.

The purchaser agrees to pay all county taxes.

The seller does hereby remise, release and quitclaim unto the said buyer forever all the right title, investment and claim which the said seller have in and to the following described parcel of land and improvement, and appurtenances thereto the county of Klamath, State of Oregon, and more specifically described as set forth in exhibit "A"

The property is transferred "As Is."

Buyer initial ~~Christopher~~ Luttrell

Seller initial ~~1990~~