

2018-010522

Klamath County, Oregon



00227948201800105220020022

08/30/2018 09:41:01 AM

Fee: \$107.00

Klamath County Clerk's Office
305 Main Street
Klamath Falls, OR 97601
Recording Fee: \$87.00

After Recording Quit Claim Deed, Return To:

Russell Powell
20925 76th Drive S.E.
Snohomish, WA 98296

Tax Statements: Send to Russell Powell, 20925 76th Drive S.E., Snohomish, WA 98296.

Grantor: Diane Powell, unmarried and residing at 3760 N. Tanuwi Dr,
TUCSON, AZ 85750-1938
Grantee: Russell Powell, unmarried and residing at 20925 76th Drive S.E., Snohomish, WA
98296.

Real property located in County of Klamath, State of Oregon, Township 36 South, Range 12,
Block Section 33, Tract S2N2SW4SW4, Acres 10.00, MAP: R-3612-03300-01700-000, co-owned
by Diane Powell, Grantor, and Russell Powell, Grantee.

QUIT CLAIM DEED

DIANE POWELL, Grantor, releases and quitclaims to RUSSELL POWELL, Grantee, all right, title
and interest in and to the following described real property:

Located in the County of Klamath, State of Oregon, Township 36 South, Range 12, Block Section
33, Tract S2N2SW4SW4, Acres 10.00, MAP: R-3612-03300-01700-000.

Pursuant to ORS 93.040, "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 19 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

Diane Powell Initials DP

Russell Powell Initials RWP

THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS20.930, 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."

The true, actual, and whole consideration for this conveyance is property received by the Grantor pursuant to terms of a final decree of dissolution and property settlement entered by a King County Superior Court Judge, in the State of Washington, between the Grantor and Grantee. The Grantor is satisfied with the consideration received and conveys herein said described real property to Grantee.

Dated this 15th day of Aug., 2018.

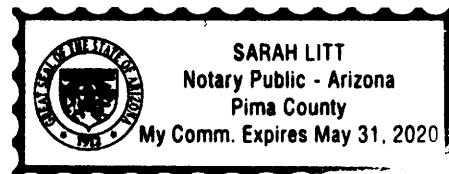
Diane Powell

Diane Powell, Grantor

Address 303260 Tanuki Dr. Tucson AZ 85750

Subscribed and sworn to before me by Diane Powell, the Grantor, who produced a valid driver's license and/or passport as identification, and who appeared before me in person, signed above, and acknowledged that the signing was done freely and voluntarily for the purposes mentioned above this 15 day of August, 2018.

[Signature]
Notary Public, State of Arizona
Residing at: Tucson, AZ 85715
Commission Expires: May 31, 2020



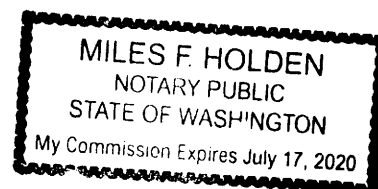
Russell R. Powell

Russell Powell, Grantee

Address: 20925 76th Drive S.E., Snohomish, WA 98296

Subscribed and sworn to before me by Russell Powell, the Grantee, who produced a valid driver's license ~~and/or passport~~ as identification, appeared before me in person, signed above and acknowledged that the signing was done freely and voluntarily for the purposes mentioned above this 15th day of August, 2018.

[Signature]
Notary Public, State of WASHINGTON
Residing at: Kirkland, WA 98034
Commission Expires: July 17th 2020



Diane Powell Initials DP

Russell Powell Initials RWP