

Returned at Counter

2018-010644

Klamath County, Oregon



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08/31/2018 02:30:35 PM

Fee: \$82.00

**QUITCLAIM DEED**

**Grantor:** Rivers Drive Property, LLC  
32912 Rivers Drive  
Chiloquin, OR 97624

**Grantee:** Jeffery Allen Mitchell  
32912 Rivers Drive  
Chiloquin, OR 97624

**Consideration:** \$0.00

**After recording, return to:** Jeffery Allen Mitchell  
32912 Rivers Drive  
Chiloquin, OR 97624  
*TAX SAVED*

**KNOW ALL MEN BY THESE PRESENTS**, that **Rivers Drive Property, LLC**, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto **Jeffrey Allen Mitchell** 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 thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Real Property located at 32912 Rivers Drive, Chiloquin, OR 97624, more commonly known as follows:  
Lots 30, 31 and 32 River's Bend, Chiloquin OR and the mobile home located on Lot 32 X# 177478  
according to the official plat thereof on file in the office of the County Clerk for Klamath County, Oregon

To have and to Hold the same unto the said grantees and grantee's heirs, successors and assigns forever; provided that grantees do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

The true and actual consideration paid for this transfer, stated in terms of dollars, is: \$0.00.

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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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, 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 ORS 197.352.

IN WITNESS WHEREOF, the grantor has executed this instrument this

*August 30, 2015*

*[Signature]*  
Rivers Drive Property, LLC  
Jeffery Allen Mitchell, Managing Member

STATE OF OREGON, County of Klamath) ss

This instrument was acknowledged before me on *8/30/18* by *Jeffery Allen Mitchell* *COO*



*Caroline D. Pendell*  
Notry Public for Oregon

My Commission Expires: *June 16, 2020*