

Returned at Counter

Prepared By:

William Edward McGarvin
13581 Whispering Pines Drive
Keno, Oregon 97627

After Recording Return To: *8 TAY*

Susan Sallee
9660 Laredo Drive
La Grange, California 95329

STATEMENT

2018-011217

Klamath County, Oregon



00228762201800112170040043

09/14/2018 03:56:01 PM

Fee: \$97.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On September 10, 2018 THE GRANTOR(S),

- William Edward McGarvin, a single person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- William Edward McGarvin, a single person, residing at 13581 Whispering Pines Drive, Keno, Klamath County, Oregon 97627
- Susan Sallee and Donald Sallee, a married couple, residing at 9660 Laredo Drive, La Grange, Mariposa County, California 95329
- John Nickelson and Staci Nickelson, a married couple, residing at 17217 South Poe Valley, Klamath Falls, Klamath County, Oregon 97603

as joint tenants with rights of survivorship, the following described real estate, situated in Keno, in the County of Klamath, State of Oregon:

Legal Description:

TWP 40 RNGE 8, BLOCK SEC 7, TRACT NE4NW4SW4 MFD STRUCT SERIAL # H003670AB, X# 184184, HOME ID 243592 1989 MARLETT 28X56, MOBILE HOME SERIAL #N35480L, X # 77803, 1958 FLEETWOOD 10X40 K3686

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in

and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

This is a family transfer.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: R-4008-00700-01400-000, R623105, R585236, M11784, M34607

Mail Tax Statements To:
William Edward McGarvin
P.O. Box 333
Keno, Oregon 97627-0333

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. 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.

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

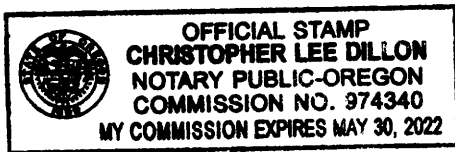
DATED: 9-14-18


William E McJannet

William Edward McGarvin
13581 Whispering Pines Drive
Keno, Oregon, 97627

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 14th day of September, 2018 by William Edward McGarvin.




Notary Public

Title (and Rank)

My commission expires May 30, 2022