

2018-011820

Klamath County, Oregon

09/27/2018 03:27:00 PM

Fee: \$92.00

Grantor's Name and Address:

Richard B. Jackson
2640 E. Barnett Road E43
Medford, Oregon 97504:

Grantee's Name and Address:

Ocean Cove, LLC.
3265 Hillcrest Park Drive
Medford, Oregon 97504

After recording return to:

Nisha Jackson
3265 Hillcrest Park Drive
Medford, Oregon 97504

Mail All Tax Statements to:

Ocean Cove, LLC.
3265 Hillcrest Park Drive
Medford, Oregon 97504

QUITCLAIM DEED

KNOWN ALL BY THESE PRESENTS that Richard B. Jackson, grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Ocean Grove LLC., an Oregon Limited Liability Company, hereinafter called grantee, and unto grantee's 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 any way appertaining, situated in Klamath County, State of Oregon, commonly known as 2340 S. 6th Street, Klamath Falls, described as follows, to-wit:

SEE ATTACHED EXHIBIT 'A'

To have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

This relinquishment of property interest is incident to divorce between Richard B. Jackson and Nisha Jackson. The true and actual consideration for this conveyance includes other property or value given or promised that represents the whole consideration pursuant to the Stipulated Judgment of Dissolution of Marriage, filed in Jackson County, Oregon, case no. 18DR10010.

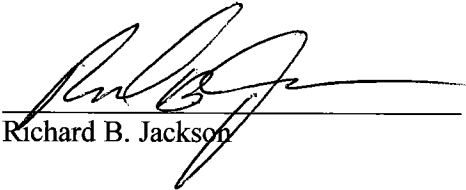
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 31 day of August, 2018; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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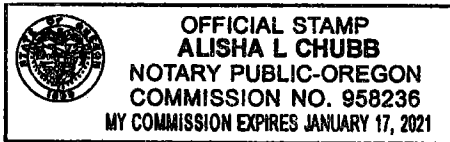
AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

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


Richard B. Jackson

STATE OF OREGON, COUNTY of Jackson) ss.

This instrument was acknowledged before me this 31 day of Aug, 2018, by Richard B. Jackson to be his voluntary act and deed.



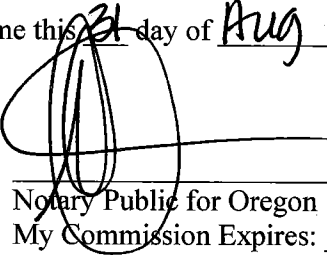

Notary Public for Oregon
My Commission Expires: 1-17-21

EXHIBIT 'A' LEGAL DESCRIPTION

A portion of Tract 70, ENTERPRICE TRACTS, described as follows:

Beginning at a point on the Southerly right-of-way line of South Sixth Street, as the same is presently located and constructed, at its intersection with a line parallel with and 390.0 feet West of the East line of said Tract 70, said point being South $0^{\circ} 03' 45''$ West a distance of 12.08 feet from the Northeasterly corner of tract conveyed to Marshall E. Cornett and Olive B. Cornett, husband and wife, by Deed Volume 111, page 399, Deed Records of Klamath County, Oregon, thence continuing South $0^{\circ} 03' 45''$ West along the East line of last mentioned tract, a distance of 171.92 feet, more or less, to a point which is East 17.5 feet from the Northeast corner of tract conveyed to Richfield Oil Corporation by Deed Volume 139, page 65, Deed Records of Klamath County, Oregon; thence West along the North line of last mentioned tract a distance of 144.2 feet, to the West line of Cornett Tract described in Deed Volume 111, page 399, Deed Records of Klamath County, Oregon; thence North $0^{\circ} 03' 45''$ East along said West line to the Southerly corner of tract conveyed to Safeway Stores, Inc. by Deed Volume 248, page 374, Deed Records of Klamath County, Oregon; thence North $34^{\circ} 09' 30''$ East along the Southeasterly line of last mentioned tract, a distance of 122.5 feet to the Southerly right-of-way line of South Sixth Street; thence South $55^{\circ} 50' 30''$ East along said right-of-way line, a distance of 92.07 feet, more or less, to the point of beginning.

LESS AND EXCEPTING the Easterly 17.5 feet thereof, heretofore conveyed to William V. Meade by Deed dated August 8, 1970, recorded August 17, 1970 in Volume M70, page 7161, Microfilm Records of Klamath County, Oregon.