

2018-012076

Klamath County, Oregon

10/02/2018 03:47:00 PM

Fee: \$92.00

MITC258403AM

AFTER RECORDING RETURN TO:

VISIONET SYSTEMS INC

183 INDUSTRY DRIVE

PITTSBURGH PA 15275

File No. 1168006OR

7566680

MAIL TAX STATEMENTS TO:

Stanley L. Odell

5187 South Etna Street

Klamath Falls, OR 97603

QUIT CLAIM DEED

THIS DEED made and entered into on this 20th day of Sept, 2018, by and between **William G. Hardin and Sandra Hardin, as Tenants by the Entirety as to one-half interest and Stanley L. Odell and Sandra Hardin, not as tenants in common but with rights of survivorship**, a mailing address of 5187 South Etna Street, Klamath Falls, OR 97603, hereinafter referred to as Grantor(s) and **Stanley L. Odell, an unmarried man**, a mailing address of 5187 South Etna Street, Klamath Falls, OR 97603, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 (\$0.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Klamath County, OREGON:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as: 5187 South Etna Street, Klamath Falls, OR 97603

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

9244T

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON(S) TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE RIGHTS, IF ANY, OF THE PERSON(S) 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. 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(S) 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$0.00. See ORS 93.030.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

William G. Hardin
William G. Hardin

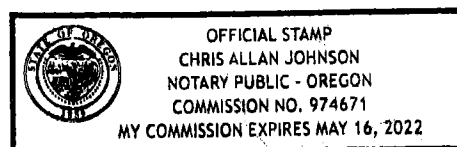
Sandra Hardin
Sandra Hardin

Stanley L. Odell
Stanley L. Odell

STATE OF Oregon
COUNTY OF Klamath

This instrument was acknowledged before me on Sept 20 2018 by William G. Hardin, Sandra Hardin and Stanley L. Odell.

[Signature]
Notary Public
Notary Public for State of Oregon
My Commission Expires May 16 2022



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

A portion of the SW 1/4 NW 1/4 in Section 14, Township 39 South, Range 9 East of the
Williamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of the recorded plat of Summer Heights; thence due South
138.55 feet to the true point of beginning of this description; then continuing South 46.05 feet;
thence South 37° 18' East 73.35 feet; thence North 65° 33 1/2' East 125 feet; thence North 14° 15
1/2' West 88.5 feet; thence South 76° 26' West 140.4 feet to the true point of beginning.

EXCEPTING that portion deeded for South Etna Street in Volume M71 at page 8160, Microfilm
Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Summers Heights Subdivision; thence South along
Summers Heights Subdivision 138.55 feet to the true point of beginning; thence South along
Summers Heights Subdivision 46.05 feet; thence South 37° 18' East 73.35 feet; thence North 65°
33 1/2' East 51.29 feet; thence North 37° 18' West 109.14 feet; thence North 2.39 feet; thence
South 76° 26' West 25.72 feet to the point of beginning.

Parcel ID Number: 3909-014BC-02800-000

Property Address: 5187 South Etna Street, Klamath Falls, OR 97603