

2018-012499

Klamath County, Oregon



00230286201800124990020025

10/12/2018 09:14:53 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

GODEEDS, INC.

Attn: LegalZoom Dept.

8940 Main Street

Clarence, NY 14031

File No. 528554009-54207286

Mail Tax Statements To:

Matthew Russell McComb and Jennifer Ann Wynn

111 Wallace Place

Arroyo Grande, CA 93420

Tax ID No.: R296496

QUIT CLAIM DEED

THIS DEED made and entered into on this 11th day of October, 2018, by and between **Loretta Miller Good, a married woman**, a mailing address of P.O. Box 93, Beatty, OR 97621, hereinafter referred to as Grantor(s) and **Matthew Russell McComb, a single man and Jennifer Ann Wynn, a single woman**, a mailing address of 111 Wallace Place, Arroyo Grande, CA 93420, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Klamath County, OREGON:

THE S 1/2 NE 1/4 NE 1/4 NE 1/4, SECTION 32, TOWNSHIP 35 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, 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.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Returned at Counter

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.

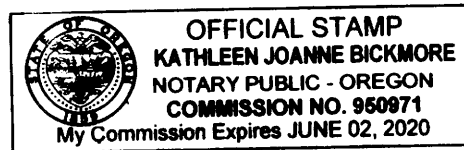
THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$1.00. See ORS 93.030.

Tax ID No.: R296496

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

Loretta Miller Good

Loretta Miller Good



STATE OF Oregon
COUNTY OF Klamath

This instrument was acknowledged before me on October 11, 2018 by Loretta Miller Good.

Kathleen Bickmore
NOTARY PUBLIC

NOTARY PUBLIC FOR STATE OF Oregon

MY COMMISSION EXPIRES June 02, 2020