

2018-012715

Klamath County, Oregon



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10/17/2018 02:53:54 PM

Fee: \$92.00

**Prepared By**

Name: Jennifer Carlston  
Address: 17641 SE Scrutton Ln  
State: Oregon Zip Code: 97267

**After Recording Return To**

Name: James Simmons  
Address: 136977 5<sup>th</sup> St  
State: Oregon Zip Code: 97733

Space Above This Line for Recorder's Use

**OREGON QUIT CLAIM DEED**

STATE OF OREGON

COUNTY OF Klamath

KNOW ALL MEN BY THESE PRESENTS, That Jennifer Carlston (Grantor), residing at 17641 SE Scrutton Ln, County of Clackamas, City of Milwaukie, State of Oregon (hereinafter known as the "Grantor(s)") hereby releases and quitclaims to James Simmons (Grantee), residing at 136977 5<sup>th</sup> St, County of Klamath, City of Crescent, State of Oregon (hereinafter known as the "Grantees(s)") James Simmons for the sum of zero dollars, \$0.00 and releases all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Klamath, Oregon to-wit:

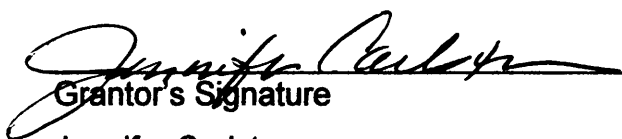
136977 5<sup>th</sup> St., Crescent, Oregon 97733

Lots 10, 11 and 12 in Block 26 of Crescent. According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Accounts number 2409-030DB-03500 & 03086.

This property is free of encumbrances created or suffered by the Grantor, Except: Covenants, conditions, restrictions and easements of record.

**To have and to hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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."



Grantor's Signature

Jennifer Carlston  
Grantor's Name

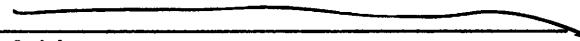
17641 SE Scrutton Ln  
Address

Milwauike, Or 97267  
City, State & Zip




Grantor's Signature

Grantor's Name



Address



City, State & Zip

STATE OF OREGON)

COUNTY OF Clackamas )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer Carlston whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 9 day of October, 2018.

Martin Clark  
Notary Public

My Commission Expires: July 15, 2022

