


**2018-012848**

**Klamath County, Oregon**

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Fee: \$92.00

  
REC 251917 AM

File Number: DS7152-18000069

After Recording, Send To:  
Amerititle  
300 Klamath Ave  
Klamath Falls, OR 97601

**Grantee(s) Tax-Mailing Address:**  
William R. Diekmann, Susan M.  
Diekmann and Melanie Diekmann  
P.O BOX 7961  
Klamath Falls, OR 97602

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**R-3909-010AD-02400-000**

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### **QUITCLAIM DEED**

**Bank of America, N.A.**, hereinafter grantor, whose tax-mailing address is **2505 W Chandler Blvd., Chandler, AZ 85442**, for \$89,000.00 (Eighty Nine Thousand Dollars and Zero Cents) in consideration paid, grants and quitclaims to **William R. Diekmann, Susan M. Diekmann and Melanie Diekmann, right of survivorship**, hereinafter grantee, whose tax mailing address is **P.O BOX 7961 Klamath Falls, OR 97602**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of **KLAMATH FALLS**, County of Klamath, State of OR, and is described as follows: A parcel of land situated in the SE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin which lies on the Westerly right of way line of Summers Lane South 88 degrees 44' West a distance of 30 feet and North 1 degree 12' West a distance of 5.5 feet from the iron axle which marks the quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South 88 degrees 44' West a distance of 367 feet to an iron pin which lies on the Easterly right of way line of U.S.R.S. Lateral F-7;

thence North 1 degree 26' West along the Easterly right of way line of Lateral F-7, a distance of 75 feet to an iron pin; thence North 88 degrees 44' East a distance of 367.3 feet to an iron pin which lies on the Westerly right of way line of Summers Lane; thence South 1 degree 12' East along the Westerly right of way line of Summers Lane a distance of 75 feet, more or less to the point of beginning.

Property Address is: 3740 SUMMERS LANE, KLAMATH FALLS, OR 97603

Prior instrument reference: 2015-002247

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

Executed by the undersigned on October 17, 2018:

**Title365 Company as Attorney-in-Fact for Bank of America, National Association**

Date: October 17 2018

Signature: [Signature] 10-17-18

Full Legal Name: Jennifer Torres

Title: Deed Team Lead

Employer: Title365 Company

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me on October 17, 2018 by Jennifer Torres its Deed Team Lead on behalf of **Title365 Company as Attorney-in-Fact for Bank of America, National Association** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature] 10-17-18  
Notary Public  
Elsie Egipciaco - Exp 11/14/21

This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

