

# RECORDING COVER PAGE

PER ORS 205.234

PLEASE FILL OUT  
COMPLETE AND LEGIBLE

2018-014097

Klamath County, Oregon

11/20/2018 12:13:01 PM

Fee: \$102.00

THIS COVER PAGE HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER PAGE DO NOT AFFECT THE  
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

## AFTER RECORDING RETURN TO:

NAME AND ADDRESS OF THE PERSON AUTHORIZED TO RECEIVE THE  
INSTRUMENT AFTER RECORDING AS REQUIRED BY ORS 205.180(4)  
AND ORS 205.238.

ServiceLink

1355 Cherrington Pkwy Moon Township PA 15108

## 1. NAME OF THE TRANSACTION (S), DESCRIBED IN THE ATTACHED INSTRUMENT(S) AND REQUIRED BY ORS 205.234(A).

**NOTE:** Transaction as defined by ORS 205.010 "means any action required or permitted by state law or rule federal law or regulation to be recorded including, but not limited to, any transfer encumbrance or release affecting title to or an interest in real property".

Quitclaim Deed

## 2. Grantor/Direct (s) as described in ORS 205.160.

Kevin Hayes

Melissa Hayes

14060 SW High Tor Dr

10687 SW 69th ave

Tigard OR 97224

Portland Or 97223

## 3. Grantee/Indirect (s) as described in ORS 205.160.

Kevin Hayes

14060 SW High Tor Dr

Tigard OR 97224

## 4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

## 5. UNTIL A CHANGE IS REQUESTED, All Tax Statements shall be sent to the following name and address: for instruments conveying or contracting to convey fee title to any real estate reference ORS 93.260

Kevin Hayes 14060 SW High Tor Dr Tigard OR 97224

## 6. SATISFACTION OF ORDER OR WARRANT ORS 205.234 (1) (f).

FULL ☒ PARTIAL ☐

## 7. LIEN DOCUMENTS: ORS 205.234 (1) (f). Amount of Lien \$ 0.00

Commitment Number: 24627613

After Recording Return To:  
ServiceLink  
1355 Cherrington Parkway  
Moon Township, PA 15108

Grantee(s) Tax-Mailing Address: *Kevin Hayes*  
**14060 SW High Tor Drive, Tigard, OR 97224**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
R-3809-033DA-03700-000**

---

### **QUITCLAIM DEED**

**Kevin Hayes**, unmarried, whose mailing address is **14060 SW High Tor Drive, Tigard, OR 97224**, and **Melissa Hayes**, unmarried, whose mailing address is **10687 SW 69th Avenue, Portland, OR 97223**, a formerly married couple who are now divorced pursuant to the Stipulated General Judgment of Dissolution of Marriage; Money Awards filed in Washington County, Oregon in Case No. 17DR15370 on July 30, 2018, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Kevin Hayes**, an unmarried man, hereinafter grantee, whose tax mailing address is **14060 SW High Tor Drive, Tigard, OR 97224**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**The North 80 feet of Lot 647 in Block 119, Mills Addition to the City of Klamath Falls,**

**according to the official plat thereof on file in the office of the County clerk of Klamath County, Oregon. Assessor's Parcel No: R-3809-033DA-03700-000**  
**Property Address is: 901 Division Street, Klamath Falls, OR 97601**

Prior instrument reference: **2012-004384**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

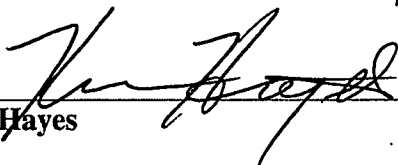
The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

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

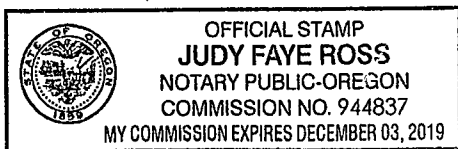
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use 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 11/17/18, 2018:

  
Kevin Hayes

STATE OF Oregon  
COUNTY OF Washington

The foregoing instrument was acknowledged before me on November 17, 2018 by **Kevin Hayes** 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.

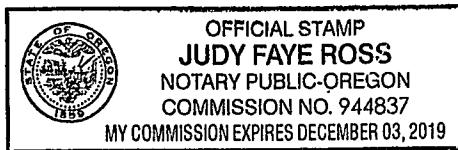


  
Notary Public

Melissa Hayes  
Melissa Hayes

STATE OF Oregon  
COUNTY OF Washington

The foregoing instrument was acknowledged before me on November 17, 2018 by **Melissa Hayes** 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.



Judy Faye Ross  
Notary Public

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.