

2019-001232

Klamath County, Oregon

02/08/2019 10:53:01 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 530527268-56590380

Mail Tax Statements To:
Daniel Lee Sullivan and Mona Jean Sullivan
4660 Thompson Avenue
Klamath Falls, OR 97603

Tax ID No.: 520779

QUIT CLAIM DEED

THIS DEED made and entered into on this 3rd day of February, 20 19, by and between **Daniel L. Sullivan and Mona J. Sullivan, as tenants by the entirety**, a mailing address of 4660 Thompson Avenue, Klamath Falls, OR 97603, hereinafter referred to as Grantor(s) and **Daniel Lee Sullivan and Mona Jean Sullivan, as trustees of the Daniel Lee Sullivan and Mona Jean Sullivan Trust**, dated February 2, 2019, a mailing address of 4660 Thompson Avenue, Klamath Falls, OR 97603, 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:

LOTS 3 AND 4 IN BLOCK 12 OF ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON. TOGETHER WITH ALL OF THEIR RIGHT, TITLE AND INTEREST IN AND TO THE NORTH ONE-HALF OF THE PORTION OF VACATED ALLEY ADJOINING SAID LOTS.

Also known as: 4660 Thompson Avenue, Klamath Falls, OR 97603

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).

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.: 520779

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

Daniel L. Sullivan
Daniel L. Sullivan

Mona J. Sullivan
Mona J. Sullivan

STATE OF Oregon
COUNTY OF Klamath

This instrument was acknowledged before me on February 3, 2019 by Daniel L. Sullivan and Mona J. Sullivan.

Nickole Marie Barrington
NOTARY PUBLIC

NOTARY PUBLIC FOR STATE OF Oregon

MY COMMISSION EXPIRES 6-5-2021

