		2019-002528 Klamath County, Oregon
	Prepared By:	
<	David B Bouffard)
2 0	2906 Greensprings Drive	
+ 7 ×	Klamath Falls, Oregon 97601	00237150201900025280030037
102 -		03/19/2019 03:21:17 PM Fee: \$112.00
` *	After Recording Return To:)
Counter	Lisa Bruhn)
	3939 S 6th Street #142) TAX ACCOUNT No.: R441542,
# 10∶	Klamath Falls, Oregon 97603) Code : 001, PCL : 101,
Returned		MAP:3809-030AA-01900-000

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that David B Bouffard, ("Grantor"), whose address is 2906 Greensprings Drive Klamath Falls, Oregon 97601, hereby REMISES, RELEASES AND FOREVER QUITCLAIMS TO Lisa Bruhn ("Grantee"), whose address is 3939 S 6th Street #142, Klamath Falls, Oregon 97603, all right, title, interest and claim to the following real estate property located at 215 W Oregon Avenue in the City of Klamath Falls, located in the County of Klamath and State of Oregon and ZIP code of 97601, to-wit:

Property having Lot No. 20, with the Section No. Block 37, and property beginning at a point on the North boundary line of Lot 20, Block 37, Buena Vista 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, which is 7.1 feet Easterly from the Northeast corner of lot 19 of Block 37 (as established by the Robert Hall Survey of Lots 19 and 20, Block 37, Buena Vista Addition, surveyed by Clifford L. Sanders on September 26, 1960); thence Southerly 147.16 feet; more or less, to a point on the Southerly line of Lot 20 which is a distance of 7 feet Easterly from the Southeast corner of Lot 19; thence Westerly along the Southerly line of Lots 18, 19 and 20, a distance of 85.125 feet more or less to a point in the center line of the Southerly line of Lot 18; thence Northeasterly at right angles to the South line of Lot 18, 150 feet, more or less, to a point in the center of the Northerly line of Lot 18; thence Southeasterly along the Northerly line of Lots 18, 19 and 20 to the point of beginning, being the Easterly one-half of Lots 18, all 19 and the Northwesterly fraction of Lot 20, Block 37, Buena Vista Addition to the City of Klamath Falls, Oregon.

FOR A VALUABLE CONSIDERATION, in the amount of \$10.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of 12/31/2018.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

(Grantor's Signature)

David B Bouffard

(Grantor's Printed Name)

Lisa Bruhn

(Grantee's Printed Name)

Grantor's Address:

David B Bouffard 2906 Greensprings Drive Klamath Falls, Oregon 97601

Grantee's Address:

Lisa Bruhn 3939 S 6th Street #142 Klamath Falls, Oregon 97603

Mail Subsequent Tax Bills To:

First Choice Property Management Inc. 1415 Esplanade Street Klamath Falls, Oregon 97601

STATE OF OREGON)	
)	SS.
COUNTY OF KLAMATH)	

The foregoing Quit Claim Deed was acknowledged before me on <u>Neumber 31, 2018</u> by David B Bouffard, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual having executed aforementioned instrument of his free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

(Signature of Notary)

(Printed Notary Name) Klamath, Oregon

My Commission expires: Nov. 9, 2020

