

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2019-002772

Klamath County, Oregon



00237468201900027720010014

03/25/2019 10:17:54 AM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

Timothy Eaton
1815 Starburst St
Reno, NV 89503
Grantor's Name and Address

Janet Standeford
42534 N Cedar Rd
Baker City, OR 97814
Grantee's Name and Address

After recording, return to (Name and Address):
Janet Standeford
42534 N Cedar Rd
Baker City, OR 97814

Until requested otherwise, send all tax statements to (Name and Address):
Janet Standeford
42534 N Cedar Rd
Baker City, OR 97814

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that

Timothy Eaton

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

Janet Standeford

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in

Klamath

County, State of Oregon, described as follows (legal description of property):

32783 Whitetail Ln Bonanza, OR 97623
APN # 3711-015AD-00200-000
Klamath Falls Forest Estates
Hwy 66 Plat #1, Block 4, Lot 3
(filed) Klamath Falls, Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. However, the

actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on _____; any signature on behalf of a business or other entity is made with the authority of that entity.

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

sign here

X [Signature]

STATE OF OREGON, County of

Washoe

This instrument was acknowledged before me on 2/14/19

by Timothy Eaton

This instrument was acknowledged before me on

by

as

of



CAROL EVANS
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 18-3233-2 - Expires May 18, 2019

Carol Evans
Notary Public for Oregon Nevada
My commission expires 5/18/19