

2019-005470

Klamath County, Oregon

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD



00240596201900054700020028

05/16/2019 09:01:44 AM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

GAYLA & GLEN ROHRBACKER

2412 UNION AVE.

KLAMATH FALLS, OR 97601

Grantor's Name and Address

JAMES D. HUGHES & JUANITA M. LEVIZON-HUGHES

8025 BOOTH ROAD

KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

JAMES D. & JUANITA M. LEVIZON-HUGHES

8025 BOOTH ROAD

KLAMATH FALLS, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

JAMES D. HUGHES & JUANITA M. LEVIZON-HUGHES

8025 BOOTH RD.

KLAMATH FALLS, OR 97603

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that GAYLA & GLEN ROHRBACKERhereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto JAMES D. HUGHES & JUANITA M. LEVIZON-HUGHEShereinafter 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):

SEE EXHIBIT A (ATTACHED)

(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 \$ 32,000.00.^① 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.^① (The sentence between the symbols ①, 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 5-15-19; 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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on 5/15/19by Gayla Rohrbacher and Glen Rohrbacher

This instrument was acknowledged before me on _____,

by _____

as _____

of _____



Angela Jo Fuller
Notary Public for Oregon

My commission expires 2/8/2022

EXHIBIT A

All that portion of Lot 25, JUNCTION ACRES, Klamath County, Oregon described as follows:

Beginning at the Southeast corner of Lot 25, Junction Acres, Klamath County, Oregon and running thence N. $0^{\circ} 08'$ W. along the East line of said Lot 25, 640.8 feet; thence S. $89^{\circ} 47'$ W. along the North line of said Lot 25, 282.2 feet; thence S. $0^{\circ} 08'$ E. along West line of Lot 25, 282.77 feet; thence S. $87^{\circ} 46'$ E. 134.15 feet; thence S. $0^{\circ} 08'$ E., parallel to the East line of said Lot 25, 349.24 feet, more or less to the Nly right of way of the County Road known as Booth Road; thence N. $89^{\circ} 17'$ E. along the said Nly right of way, 148.4 feet, more or less to the point of beginning;

LESS and EXCEPTING THEREFROM that portion more particularly describe as follows:

Beginning at the NW corner of Lot 25 Junction Acres, Klamath County, Oregon, and running thence S. $0^{\circ} 08'$ East along the West line of said Lot 25 a distance of 282.77 feet; thence S. $87^{\circ} 46'$ E. a distance of 134.15 feet; thence N. $0^{\circ} 08'$ W. and parallel to the East line of said Lot 25 a distance of 282.77 feet, more or less, to the Northerly Boundary line of Lot 25; thence S. $89^{\circ} 47'$ W. along the North line of said Lot 25 a distance of 134.15 feet, more or less, to the point of beginning.

Said parcel contains 2.18 acres, more or less, and is subject to any easements and/or rights of way of record or apparent upon the premises.