

2019-007045

Klamath County, Oregon

06/21/2019 02:38:01 PM

Fee: \$87.00

Grantor's Name and Address:

CHAPMAN UNIVERSITY
1 University Drive
Orange, CA 92866

Grantee's Name and Address:

JAMES K. STURGEON & HARRIETTE
ALICE STURGEON, Trustees of
MARY E. GOODMILLER TRUST,
dated 03/27/1996
2256 S. Mary Avenue
Yuma, Arizona 85365

After recording, return to:

DEASON GARNER & HANSEN
6024 E. 32nd Street
Yuma, AZ 85365

Until requested otherwise, send

all tax statements to:

JAMES K. STURGEON & HARRIETTE
ALICE STURGEON, Trustees
2256 S. Mary Avenue
Yuma, Arizona 85365

QUIT CLAIM DEED

CHAPMAN UNIVERSITY, Grantor, does hereby remise, release and quit claim to JAMES K. STURGEON & HARRIETTE ALICE STURGEON, Trustees of MARY E. GOODMILLER TRUST, dated March 27, 1996, Grantee, and releases all rights, title, interest, and claim in the following real property situated in Klamath County, Oregon:

Lot 29, Block 43, First Addition to Klamath Forest Estates as recorded in Klamath County, Oregon.

SUBJECT TO exceptions of record.

The true and actual consideration paid for this conveyance is -0-

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above described property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument to the extent of coverage that is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above described property.

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, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Witness the hand of said Grantor on this 21st day of June, 2019.

GRANTOR:

CHAPMAN UNIVERSITY

Harold W. Hewitt, Jr.,
Executive Vice President & COO

STATE OF California)
COUNTY OF Orange)
SS

The foregoing instrument was acknowledged before me on this 21st of June, 2019, by Harold W. Hewitt, Jr., Executive Vice President & COO of Chapman University.

Sandra Bacio
Notary Public

