

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2019-007252

Klamath County, Oregon



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06/27/2019 03:24:57 PM

Fee: \$82.00

JOE L. PRIMM AND JOAN D. PRIMM
5600 BEL AIRE DR.
KLAMATH FALLS, OR 97603

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

JOE L. PRIMM AND JOAN D. PRIMM
5600 BEL AIRE DR.
KLAMATH FALLS, OR 97603

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

JOE L. PRIMM AND JOAN D. PRIMM
5600 BEL AIRE DR.
KLAMATH FALLS, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that JOE L. PRIMM AND JOAN D. PRIMM

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto JOE L. PRIMM, JOAN D. PRIMM, BRIT L. PRIMM, KEITH P. PRIMM AND AMY E. COE, 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):

LOT 12 IN BLOCK 1 OF BEL-AIRE GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

1. RULES, REGULATIONS AND STATUTORY POWERS OF SOUTH SUBURBAN SANITARY DISTRICT AND ENTERPRISE IRRIGATION DISTRICT.
2. BUILDING SETBACK LINE 20 FEET FROM STREET AS SHOWN ON DEDICATED PLAT.
3. UTILITY EASEMENT AS SHOWN ON DEDICATED PLAT.
4. RESERVATIONS AS CONTAINED IN PLAT DEDICATION.
5. COVENANTS, CONDITIONS AND RESTRICTIONS, IMPOSED BY INSTRUMENT, RECORDED JULY 10, 1963 IN VOLUME 346, PAGE 441, DEED RECORDS OF KLAMATH COUNTY, OREGON.
6. RIGHT OF WAY, AS DISCLOSED BY INSTRUMENT RECORDED JUNE 15, 1965 IN VOLUME 362 AT PAGE 292, DEED RECORDS OF 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 \$ 0.00. [Ⓢ] 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.

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on June 27, 2019,
by Joe L. Primm and Joan D. Primm

This instrument was acknowledged before me on _____,

by _____

as _____

of _____



Notary Public for Oregon

My commission expires May 20, 2022