

Returned at Counter

After recording, return to :  
Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

Send tax statements to:  
David and Linda Snyder  
P.O. Box 788  
St. Ignatius, MT 59865

2019-008193

Klamath County, Oregon



00244002201900081930010016

07/22/2019 09:32:11 AM

Fee: \$82.00

**Grantors:**

Edwin C. Hildebrand and Judith L. Hildebrand  
P.O. Box 96  
La Pine, OR 97739

**Grantees:**

David and Linda Snyder  
P.O. Box 788  
St. Ignatius, MT 59865

**QUITCLAIM DEED**

Edwin C. Hildebrand and Judith L. Hildebrand, Grantors, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto to David and Linda Snyder, tenants by the entirety, Grantees, and unto grantees' 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, to-wit:

Lots 1 and 2, Tract 1295, First Addition to North Ridge Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Deed restrictions for this property are outlined in recorded document 2018-000825.

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

APN:875656


Map Tax Lot #: R-3809-015D0-02600-000


To have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration for this transfer is \$37,000.00.

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.

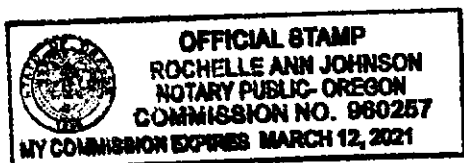
IN WITNESS WHEREOF, the grantor has executed this instrument on this 10<sup>th</sup> day of July, 2019.

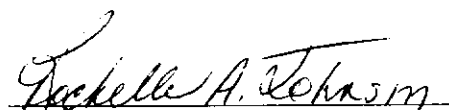
  
Edwin C. Hildebrand, Grantor

  
Judith L. Hildebrand, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 10<sup>th</sup> day of July, 2019 the above-named Edwin C. Hildebrand and Judith L. Hildebrand, Grantors, and acknowledged the foregoing instrument to be their voluntary act and deed.



  
Notary Public for Oregon  
My Commission expires: March 12, 2021