

2019-008732

Klamath County, Oregon

08/02/2019 08:34:01 AM

Fee: \$92.00

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1104010

Grantee(s) Tax-Mailing Address:
13161 HIGHWAY 39, KLAMATH FALLS, OR 97603

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
4010-00700-01200-000

QUITCLAIM DEED

AIMEE REICHLIN, hereinafter grantor, whose tax-mailing address is **13161 HIGHWAY 39, KLAMATH FALLS, OR 97603**, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **GEOFFREY HITCHMAN** and **AIMEE REICHLIN**, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **13161 HIGHWAY 39, KLAMATH FALLS, OR 97603**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: **Instrument 2007-020460**, recorded on **12/05/2007**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Executed by the undersigned on 25 July, 2019:



AIMEE REICHLIN

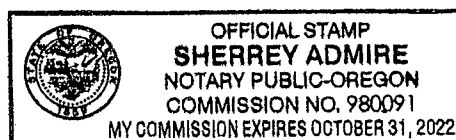
STATE OF Oregon
COUNTY OF Washington

The foregoing instrument was acknowledged before me on 25 July, 2019 by **AIMEE REICHLIN** who is personally known to me or has produced Drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.



**EXHIBIT A
(LEGAL DESCRIPTION)**

All that certain lot or piece of ground situated in **KLAMATH COUNTY, OREGON**. A portion of the NW1/4 of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of the NW1/4 of said Section 7; thence South 00°12'30" East along the section line a distance of 2,302.0 feet to the point of beginning of this description; thence South 89°54'30" East 660.0 feet to a point; thence South 00°12'30" East 16.00 feet to a point; thence South 89°54'30" East 86.79 feet to a point; thence North 15°40'23" East 452.11 feet to a point; thence North 89°54'30" West 870.52 feet to a point on the section line; thence South 00°12'30" East 419.50 feet, more or less, to the point of beginning.

Excepting Therefrom that portion deeded to the State of Oregon, by and through its State Highway Commission in Volume 232 at Page 421, Deed Records of Klamath County,

Oregon Account No. 96924

PROPERTY ADDRESS 13161 HIGHWAY 39, KLAMATH FALLS, OR 976033