

2019-009225

Klamath County, Oregon



00245299201900092250020021

08/14/2019 08:40:07 AM

Fee: \$87.00

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SEND TAX STATEMENTS TO:

Phillip Branning
950 Harriman Route
Klamath Falls, OR 97601

Tax Parcel ID/APN #R318436

QUIT CLAIM DEED FOR OREGON

STATE OF OREGON

COUNTY OF Klamath

THIS DEED is made this day of August 2019 by and between the "Grantors,"

Robert Branning, a married individual residing at 251 W Idaho Ave PMB 98, Ontario, Oregon 97914

Lisa Branning, a married individual residing at 251 W Idaho Ave PMB 98, Ontario, Oregon 97914

AND the "Grantee"

Phillip Branning, an unmarried individual residing at 950 Harriman Route, Klamath Falls, Oregon 97061

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantors hereby quitclaim to Grantee and Grantee's heirs and assigns forever, all of Grantors' rights, titles, interests, and claims in or to the following described real estate (the "Property"), together with all hereditaments and appurtenances belonging thereto, located in Klamath County, Oregon, subject to any restrictions herein:

Legal Description: Mountain Lake Homesites, Block 3, Lot 50, Zeb Way. Map: R-3606-016C0-08300-000

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 FOR 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.

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]

Returned at Counter

Signatures

Grantors signed, sealed, and delivered this quit claim deed to Grantee on 12 August 2019 (date).

Grantor

x/ Robert Branning

Print Name: Robert Branning

Grantor

x/ Lisa Branning

Print Name: Lisa Branning

NOTARY ACKNOWLEDGMENT

OREGON

COUNTY OF Malheur

On 12 August 2019 before me, MAURICE G Smith, personally appeared **Robert Branning**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose names(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 21 March 2022

[Signature]
Notary Public, Oregon



NOTARY ACKNOWLEDGMENT

OREGON

COUNTY OF Malheur

On 12 August 2019 before me, MAURICE G Smith, personally appeared **Lisa Branning**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose names(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 21 March 2022

[Signature]
Notary Public, Oregon

