

Brian Heim
Returned at Counter

2019-013198

Klamath County, Oregon



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11/12/2019 02:40:02 PM

Fee: \$97.00

Prepared By

Eddie Heim
18606 creekside pass
San Antonio, Texas
78259

After Recording Return To + Send Tax Statements TO:

Sandy Heim
18606 creekside pass
san antonio, Texas
78259

Space Above This Line for Recorder's Use

OREGON QUIT CLAIM DEED

State of Oregon

Klamath County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to:

Katherine Kay, a single individual, residing at 433 old fort road, klamath falls, Oregon, 97601.

The receipt whereof is hereby acknowledged, the undersigned hereby releases and quitclaims to SANDRA HEIM, a married individual, residing at 18606 CREEKSIDE PASS, SAN ANTONIO, Texas, 78259 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Klamath County, Oregon, to-wit:

REAL PROPERTY DESCRIPTION CODE : 190 PCL: 101

MAP :3809-028DA-00700

ACRES :1.15

SITUS : 433 OLD FORT RD KLAMATH FALLS ACCOUNT NO: 441329

ACCOUNT NO: 32921 MS PROPERTY DESCRIPTION CODE: 190 019

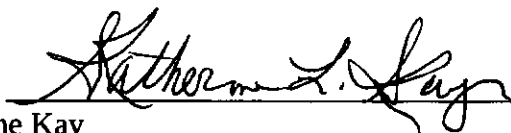
To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

the following real property situated in KLAMATH County, Oregon, to-wit: A tract of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, Township 38 South, Range 9, East of the Willamette Meridian, described as follows:
Beginning at a point which is the Northeast corner of Dixon Addition; which point is also the Southwest corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, Township 38 South, Range 9, East of the Willamette Meridian; thence East along the South line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$, 50 feet to the true point of beginning; thence East along the South line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, 150 feet; thence North to the South line of Old Fort Road; thence Westerly & Southerly along the South line of said road to the Northeast corner of property, recorded October 16, 1942 in Vol. 150, page 415, Klamath County deed records; thence South along the East line of said property and 50 feet East of the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 28 to the point of beginning.
Subject, however to right of way easement, including the terms and provisions thereof, given by Wilson Title & Abstract Co., to the California-Oregon Power Co., dated Jan. 25, 1944, recorded Feb. 4, 1944 in Deed Vol. 162, pg. 111, records of Klamath County.
The true consideration for this conveyance is \$10,000.00. (Here, comply with the requirements of ORS 93.030.)
HOWEVER THE TRUE AND CORRECT CONSIDERATION BETWEEN THE PARTIES

Required Disclosure Statement

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S 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.

Grantor's Signature



Date October 18 2019

Print Name: Katherine Kay

Address: 433 old fort road, klamath falls, Oregon, 97601

State of Oregon)

County of WASHINGTON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Katherine Kay whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 18th day of October, 2019

Margaret Lynn Koepke (SEAL)
Notary Public

My Commission Expires: 11/1/20

