

Commitment Number: 25753926

After Recording Return To:  
ServiceLink  
1355 Cherrington Parkway  
Moon Township, PA 15108

**Grantee(s) Tax-Mailing Address:**  
**1403 Devonridge Dr., Klamath Falls, OR 97601**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**

APN: 3909-005DB-00100

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**QUITCLAIM DEED**

**Rebecca Ann Cook, N/K/A Rebecca A. DeGroot, married**, whose mailing address is **1403 Devonridge Dr., Klamath Falls, OR 97601**, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Rebecca A. DeGroot, married**, hereinafter grantee, whose tax mailing address is **1403 Devonridge Dr., Klamath Falls, OR 97601**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**Lot 7 and that portion of Lot 8, described as follows: Beginning at the Northwestern corner of said Lot 8; thence South 12° 57' 36" East, along the Westerly line of said Lot 8, 40.00 feet; thence North 60° 39' 28" East 150.00 feet; thence North 50° 16' 46" East 221.98 feet to the Northeast corner of said Lot 8; thence South 60° 39' 28" West 367.38 feet to the point of**

**beginning. (Bearings based on Property Line Adjustment 16-97); All in TRACT 1265 - DEVONRIDGE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**Property Address is: 1403 Devonridge Dr., Klamath Falls, OR 97601**

Prior instrument reference: \_\_\_\_\_

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

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 Nov. 8, 2019:

Rebecca Ann Cook N/K/A Rebecca A. DeGroot  
Rebecca Ann Cook, N/K/A Rebecca A. DeGroot

STATE OF OR  
COUNTY OF Klamath

The foregoing instrument was acknowledged before me on Nov. 8, 2019 by **Rebecca Ann Cook, N/K/A Rebecca A. DeGroot** who is personally known to me or has produced ORIDL 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.

Kaydie Mae Sleezer  
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.

