

2019-014257

Klamath County, Oregon

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU



00251307201900142570010018

12/09/2019 02:49:05 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

Robert L. Casson - Armstrong
5929 Wocus Rd
Klamath Falls, OR 97601

Robert L. Casson - Armstrong
5929 Wocus Rd
Klamath Falls, OR 97601

After recording, return to (Name and Address):
Robert L. Casson - Armstrong
5929 Wocus Rd
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):
Robert L. Casson - Armstrong
5929 Wocus Rd
Klamath Falls, OR 97601

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Robert L. Armstrong also known as Robert L. Casson - Armstrong hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Robert L. Casson - Armstrong hereinafter called grantee, and unto grantee's 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 (legal description of property):

Beginning at a point on the East line of the Southeast quarter of the Northwest quarter of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies South along the quarter line a distance of 579.42 feet from the Northeast corner of the said Southeast quarter of the Northwest quarter of Section 7 and running thence West a distance of 350.44 feet to a point on the Easterly right of way line of the Dalles-California Highway, a distance of 61.9 feet to a point; thence East a distance of 356.73 feet to a point on the quarter line; thence North along the quarter line a distance of 61.55 feet, more or less to the point of beginning, in the Southeastern quarter of the Northwest quarter of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, AND

Beginning at a point on the 40 line which lies South a distance of 320.12 feet from the iron pin which marks the Northeast corner of the Southeast quarter of the Northwest quarter of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence, continuing South along the 40 line a distance of 259.3 feet to an iron pin; thence West a distance of 350.44 feet to an iron pin on the Easterly right of way line of the Dalles-California Highway 30 feet at right angles from its center; thence North 6° 02' East along the said Easterly right of way of the Dalles-California Highway a distance of 260.73 feet to a point; thence East a distance of 324.35 feet more or less to a point of beginning, in the Southeast quarter of the Northwest quarter of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ^② (The sentence between the symbols ^②, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on December 9, 2019; any signature on behalf of a business or other entity is made with the authority of that entity.

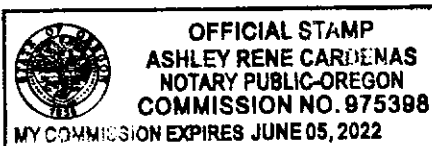
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on December 9, 2019
by Robert L. Casson - Armstrong

This instrument was acknowledged before me on December 9, 2019

by _____
as _____
of _____



Notary Public for Oregon

My commission expires June 5, 2022