

2020-001357

Klamath County, Oregon

02/03/2020 02:44:23 PM

Fee: \$92.00

Grantor Name and Address:

DELMER D. RAMSEIER
421 BLY MOUNTAIN CUTOFF ROAD
BONANZA, OR 97623

Grantee Name and Address:

DELMER DEAN RAMSEIER
BOBBIE LOU RAMSEIER
421 BLY MOUNTAIN CUTOFF ROAD
BONANZA, OR 97623

After recording, return to:

DELMER DEAN RAMSEIER
BOBBIE LOU RAMSEIER
421 BLY MOUNTAIN CUTOFF ROAD
BONANZA, OR 97623

Until requested otherwise, send all tax statements to:

DELMER DEAN RAMSEIER
BOBBIE LOU RAMSEIER
421 BLY MOUNTAIN CUTOFF ROAD
BONANZA, OR 97623

CBC-OR-100419

QUITCLAIM DEED

DELMER DEAN RAMSEIER, also known as DELMER D. RAMSEIER, whose address is 421 Bly Mountain Cutoff Road, Bonanza, OR 97623 (referred to herein as "Grantor"), hereby releases and quitclaims to DELMER DEAN RAMSEIER and BOBBIE LOU RAMSEIER, husband and wife, as joint tenants with right of survivorship, whose address is 421 Bly Mountain Cutoff Road, Bonanza, OR 97623 (referred to herein as "Grantee"), all of Grantor's interest in and to the following described real property located in Klamath County, Oregon:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property street address: 421 Bly Mountain Cutoff Road, Bonanza, OR 97623

EXCEPTIONS of record on file with the County of Klamath, Oregon.

The true consideration for this conveyance is: NONE

Dated: 1/23/2020

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.

GRANTOR:

Delmer Dean Ramsey
AKA Delmer D. Ramsey
DELMER DEAN RAMSEIER, also known as
DELMER D. RAMSEIER

STATE OF OR)
COUNTY OF Clatsop) ss.

This instrument was acknowledged before me on 1/23/2020, by DELMER DEAN
RAMSEIER, also known as DELMER D. RAMSEIER.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC

My commission expires: 2/21/21

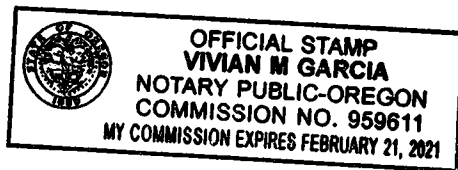


EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE N1/4 NE1/4 NE1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 528 FEET; THENCE NORTH AT RIGHT ANGLES 165 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 528 FEET; THENCE SOUTH 165 FEET TO THE PLACE OF BEGINNING.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.