

2020-001783

Klamath County, Oregon



00254469202000017830020020

02/13/2020 08:04:13 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Ted N. Clegg
PO Box 302
Bly OR 97622

SEND TAX STATEMENTS TO:

Ted N. Clegg
PO Box 302
Bly OR 97622

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Lynda King-Clegg ("Grantor"), releases and quitclaims to Ted N. Clegg ("Grantee"), all right, title, interest and claim to the following described real property commonly known as 64246 Hwy 140E, Bly, OR 97622, situated in the County of Klamath, State of Oregon, to-wit:

*That portion of the SW 1/4 SE 1/4 Section 1, Township 37 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:
Beginning at a point North 89° 26' 10" East 191.50 feet from the South quarter corner of Section 1, Township 37 South, Range 14 East of the Willamette Meridian; thence continuing North 89° 26' 10" East 820.50 feet to a 1/2" iron pin; thence North 882.85 feet to a 1/2" iron pin on the Southerly right of way line of the Klamath Falls-Lakeview Highway; thence North 66° 45' 21" West along the Southerly right of way line of said Highway 892.20 feet to a 1/2" iron pin; thence South 1246.22 feet to the point of beginning.*

FOR A VALUABLE CONSIDERATION, in that this transfer is part of a complete settlement pursuant to the Judgment of Dissolution of Marriage, Klamath County Circuit Court Case No. 16DR16797, State of Oregon, that is hereby acknowledged.

Real Property Description

Account No. 769412
Code: 092; PCL: 401
Map: 3714-00100-02000
Acres: 15.05

Real Property Description

Account No. 404681
Code: 113; PCL: 401
Map: 3714-00100-02000
Acres: 5.00

ORS 93.040

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.

FOR A VALUABLE CONSIDERATION, in that this transfer is part of a complete settlement pursuant to the Judgment of Dissolution of Marriage, Klamath County Circuit Court Case No. 16DR16797, State of Oregon, that is hereby acknowledged.

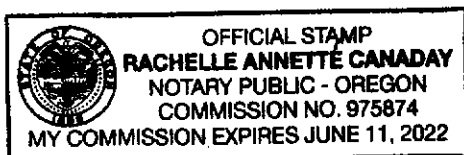
TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

Dated this 11 day of February, ²⁰²⁰~~2019~~ *LKC*

Lynda King-Clegg
Lynda King-Clegg, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Subscribed and sworn to before me this 11th day of February, ²⁰²⁰~~2019~~ *LKC*, by Lynda King-Clegg.



[Signature]
Notary Public for Oregon
My commission expires: 6/11/2022