

2020-002133

Klamath County, Oregon

02/21/2020 11:58:42 AM

Fee: \$92.00

Recordation Requested By / Return To: VISIONET

WFG Lender Services
2625 Townsgate Road
Westlake Village, CA 91361
File No. 1428366OR

MAIL TAX STATEMENTS TO:

Thomas Livingston
5125 Hickory Lane
Klamath Falls, OR 97601

Account No. 890985
Map No. 3808-036DC-
02800

ACCOMMODATION

QUITCLAIM DEED

THIS DEED made and entered into on this 27 day of January, 2020, by and between **Thomas Livingston A/K/A Thomas John Livingston, Jr., an unmarried man and Raygen Elaine Livingston, an unmarried woman, who acquired title as tenants by the entirety**, a mailing address of 5125 Hickory Lane, Klamath Falls, OR 97601, hereinafter referred to as Grantor(s) and **Thomas Livingston, an unmarried man**, a mailing address of 5125 Hickory Lane, Klamath Falls, OR 97601, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s) do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Klamath County, Oregon:

Lot 34 in Tract 1416, the Woodlands, Phase 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Commonly known as: 5125 Hickory Lane, Klamath Falls, OR 97601

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$0.00. See ORS 93.030.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON(S) TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE RIGHTS, IF ANY, OF THE PERSON(S) 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(S) 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.

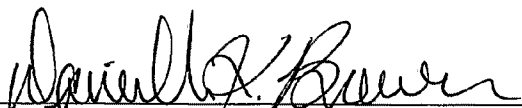
IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 27 day of January, 2020.



Thomas Livingston A/K/A Thomas John Livingston, Jr.

STATE OF Oregon
COUNTY OF Klamath

This instrument was acknowledged before me on 27th January 2020 by Thomas Livingston A/K/A Thomas John Livingston, Jr.



Notary Public
Notary Public for State of Oregon
My Commission Expires Aug. 15, 2022



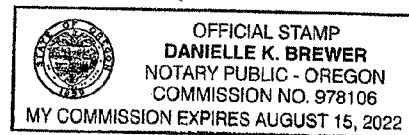
IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 27 day of January, 2020.

Raygen Elaine Livingston
Raygen Elaine Livingston

STATE OF Oregon
COUNTY OF Klamath

This instrument was acknowledged before me on 27 January 2020 Raygen Elaine Livingston by Raygen Elaine Livingston.

Danielle K. Brewer
Notary Public
Notary Public for State of Oregon
My Commission Expires Aug 15, 2022



No title exam performed by the preparer. Legal description and party's names provided by the party.