

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2020-002137

Klamath County, Oregon



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02/21/2020 12:54:43 PM

Fee: \$82.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Jimmy Jack Sturges

11575 SW Pacific Hwy #154

Portland, OR 97223

Grantor's Name and Address

Jimmy Jack Sturges

William Aldrich

11575 SW Pacific Hwy #154

3470 NE 3rd Ave

Portland, OR 97223

Hillsboro, OR 97124

Grantee's Name and Address

After recording, return to (Name and Address):

Jimmy Jack Sturges

11575 SW Pacific Hwy #154

Portland, OR 97223

Until requested otherwise, send all tax statements to (Name and Address):

Jimmy Jack Sturges

11575 SW Pacific Hwy #154

Portland, OR 97223

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Jimmy Jack Sturges

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

Jimmy Jack Sturges and William Aldrich

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

County, State of Oregon, described as follows (legal description of property):

Lot 14, Block 22, Second Addition to Nimrod River Park according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Lots 131 and 132, Block 70, Fifth Addition to Nimrod River Park according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ Gift. 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. ① (The sentence between the symbols ①, 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 2/21/2020; 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

This instrument was acknowledged before me on

by Jimmy Jack Sturges

This instrument was acknowledged before me on

by

as

of

Notary Public for Oregon

My commission expires

FEB 21, 2020DEC 08, 2020OFFICIAL STAMP  
PAULA J. HARRIS  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 936679  
MY COMMISSION EXPIRES DECEMBER 08, 2020

Returned at Counter