

RECORDATION REREQUESTED BY/RETURN TO:
HENNESSEY LAW FIRM, PC
17300 N DALLAS PARKWAY #3090
DALLAS, TX 75248

2020-002759

Klamath County, Oregon

03/05/2020 08:21:44 AM

Fee: \$87.00

SEND TAX NOTICES TO:
DAVID HIGGINBOTHAM
AND SUSAN K. WILSON
30631 BIG SPRINGS DR
CHILOQUIN, OR 97624

Record and Return to:
Fidelity National Title Group
6500 Pinecrest Drive, Suite 600
Plano, TX 75024

Hrs. NL 789

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 24th day of FEB 2020, by first party **SUSAN K. WILSON, AN UNMARRIED WOMAN**, to second party, **DAVID HIGGINBOTHAM, AN UNMARRIED MAN AND SUSAN K. WILSON, AND AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP.**

WITNESSETH, That the said first party, for good consideration in the amount of \$1.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise and quitclaim unto the said second party forever, all the right, title interest and claim which the said first party has in and to the following described parcel of land, and improvements and, appurtenances thereto in the City of CHILOQUIN, County of KLAMATH, State of Oregon, to wit:

LOT 7, BLOCK 48, FIRST ADDITION TO KLAMATH FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY, OREGON.

MANUFACTURED/MOBILE HOME:

NAME: FUQUA

MODEL NO.: N/A

NEW/USED/YEAR: 2005

SERIAL NO.: N/A

LENGTH AND WIDTH: N/A

APN: 268659

Property Address: 30631 BIG SPRINGS DR, CHILOQUIN, OR 97624

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.

IN WITNESS WHEREOF, The said first party has signed and sealed there presents the day and year first above written.

Susan K. Wilson
SUSAN K. WILSON

STATE OF OREGON)

COUNTY OF Klamath)

I, Vivian M. Garcia, Notary Public hereby certify that SUSAN K. WILSON whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 29th day of Feb, A.D., 2020.

(Seal)



Notary Public

My Commission Expires: 2/21/21

PREPARED BY:
BC LAW FIRM, P.A.
1803 S Kanner Hwy
Stuart, FL 34994