

2020-002771

Klamath County, Oregon



00255640202000027710040047

03/05/2020 10:10:43 AM

Fee: \$97.00

After recording, return to:

Kathryn Ann Redmond
16666 Highway 66
Keno Oregon 97627

Until a change is requested,
all tax statements should be sent to:

Kathryn Ann Redmond
16666 Highway 66
Keno Oregon 97627

QUITCLAIM DEED

Under ORS 93.865

The grantor,

Debra Louise Currier, an unmarried woman
2117 Castle Pines Way
Roseville California 95747

for the true and actual consideration of \$ 0.00 Zero dollars and zero cents

RELEASES AND QUITCLAIMS to the grantee, Sole ownership
Kathryn Ann Redmond, an unmarried woman
16666 Highway 66
Keno Oregon 97627

all right, title, and interest in and to the following described real property:

16666 Highway 66
Keno, Klamath County, OREGON 97627

And commonly known as:

Parcel ID: Parcel 1

A portion of the SE 1/4 NW 1/4 of section 1, Township 40 South, Range 7 east of the Willamette Meridian, more particularly described as follows: Beginning at a point 200 feet west of the center of section 1, Township 40 South, Range 7 east of the Willamette Meridian; thence North 1,030 feet to the southerly right-of-way of the Klamath Falls - Ashland Highway; thence south 57° west 238.4 feet along the said right-of-way; Cont Exhibit A →

Returned at Counter

Legal Description: Parcel 1 cont.

Exhibit A

thence south 900 feet; thence East 200 feet to the point of beginning.

EXCEPTING THEREFROM

A parcel of land located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of section 1, Township 40 south, Range 7 East of the Willamette Meridian, Klamath County, OREGON more particularly described as follows:

Beginning at a point on the South line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 40 south, Range 7 East of the Willamette Meridian, said point being North $89^{\circ} 47' 13''$ West, 200.00 feet from the center $\frac{1}{4}$ corner of said section 1, said point also being the Southeast corner of a parcel of land described in Deed Records Volume M70, page 5467; thence North $00^{\circ} 08' 17''$ East along the east line of said parcel a distance of 260 feet, thence north $89^{\circ} 47' 13''$ West at a distance of 200.00 feet to a point on the west line of said parcel; thence South $00^{\circ} 08' 17''$ East, along the west line of said parcel, a distance of 260.00 feet to a point on the South line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said section 1, thence South $89^{\circ} 47' 13''$ East, along the South line a distance of 200.00 feet to the point of beginning.

Parcel 2

A parcel of land located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County Oregon, more particularly described as follows:

Beginning at a point on the west line of a parcel of land described in Deed Records M71, Page 862 Klamath County, Oregon, said point being North $89^{\circ} 47' 13''$ West 200.00 feet and North $00^{\circ} 08' 17''$ East, 260.00 Feet from the center $\frac{1}{4}$ corner of said Section 1; Thence South $89^{\circ} 47' 13''$ East, 70.00 Feet; Thence North $5^{\circ} 03' 20''$ West, 773.37 feet, more or less to the Northwest corner of that parcel of land described in said Deed Records M71, page 862; thence South $00^{\circ} 08' 17''$ West along the West Line of said parcel a distance of 770.00 feet more or less to the point of beginning.

This conveyance is made subject to:

Easements, restrictions and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2020 and thereafter.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this day of February 29, 2020.

Debra Louise Carrier
Signature
Debra Louise Carrier
Print Name
Self
Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF California
COUNTY OF Placer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On this 29 day of February, 2020, before me, Notary Public in and for said state, personally appeared Debra Louise Carrier

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me ✓ freely executed the same.

Signature: Lanita Christian
Print Name: Lanita Christian
Title: Notary Public
My Commission Expires: June 3, 2023

