

2020-003231

Klamath County, Oregon



00256162202000032310040047

03/16/2020 02:53:00 PM

Fee: \$97.00

**Prepared By**

Shawn Koopman  
839 jennys lane  
fernley, Nevada  
89408

**After Recording Return To**

tiffany Bodily  
441 lake terrace drive  
azle, Texas  
76020

Please send tax statements and all other information to:

Tiffany R. Bodily  
441 Lake Terrace Drive  
Azle, TX 76020

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Space Above This Line for Recorder's Use

**OREGON QUIT CLAIM DEED**

State of Oregon

Klamath County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to:

shawn koopman, a single individual, residing at 839 jennys lane, fernley, Nevada, 89408.

The receipt whereof is hereby acknowledged, the undersigned hereby releases and quitclaims to tiffany Bodily, a single individual, residing at 441 lake tarrace drive, azle, Texas, 76020 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Klamath County, Oregon, to-wit:


A Portion of Lot 55, Block 6, Oregon Pines, according to the official plat thereof on the file in the office of the County Clerk of Klamath County, Oregon. being more particular described as follows: beginning at the SW corner of lot 9 of said block 6 ; thence N41° 34' 47" W,588.40 feet to a line running from the

east quarter corner of section 16 to the NW corner of lot 12; thence N50° 14' 29" east, along said line, 643.60 feet; to the northwest corner of lot 12; thence S 09° 14' 29" west, along the westerly line of lot 12, 394.08 feet to the northwest corner of lot 11, thence south 14° 20' 43" east, along the westerly line of lot 11, 314.82 feet to the northwest corner of lot 9, thence S 45° 42' 51" west, along the northwesterly line of lot 9, 183.94 feet to the point of beginning. subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record

**To have and to hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**Required Disclosure Statement**

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.

**Grantor's Signature**

Date February 5 2020

**Print Name:** shawn koopman**Address:** 839 jennys lane, fernley, Nevada, 89408

State of Nevada)

County of washoe)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shawn Koopman whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 5<sup>th</sup> day of Feb., 2020.

Tara Johnson  
Notary Public

(SEAL)

My Commission Expires: June 5, 2022

