

2020-009260

Klamath County, Oregon



00262845202000092600020029

07/29/2020 11:08:03 AM

Fee: \$87.00

Prepared By

Name: _____

Address: _____

State: _____ Zip Code: _____

After Recording Return To

AND TAX STATEMENT

Name: DOROTHY TOWNSEND

Address: 229 HIGH ST
KLAMATH FALLS

State: OR Zip Code: 97601

Space Above This Line for Recorder's Use

OREGON QUIT CLAIM DEED

STATE OF OREGON

COUNTY OF Klamath

KNOW ALL MEN BY THESE PRESENTS, That Thomas Robinson, an individual, residing at 31 Pine Street, County of Klamath, City of Klamath Falls, State of Oregon (hereinafter known as the "Grantor(s)") hereby releases and quitclaims to Dorothy Townsend, a individual, residing at 229 High Street, County of Klamath, City of Klamath Falls, State of Oregon (hereinafter known as the "Grantees(s)") for the sum of one dollar (\$ 1.00) and releases all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Klamath, Oregon to-wit:

Lot 1, the Southeasterly 20 feet of Lot 6, and the following described portion of Lots 2 and 5, Block 2 ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at the Southeasterly corner of Lot 2, said Block 2; thence Northerly along the Easterly line of Lot 2, 160 feet; thence Westerly and parallel to the Southerly line of Block 2; 44.8 feet to a point which lies 2.5 feet Northeasterly and 40 feet Northwesterly of the Southeast corner of Lot 4, Block 2; thence Southerly and parallel to the Easterly line of said Lot 2, 160 feet to the Southerly line of Lot 2; thence Easterly 44.8 feet to the point of the beginning

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.



Returned at Counter

"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

Thomas Robinson

Grantor's Name

31 Pine Street

Address

Klamath Falls, OR 97601

City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

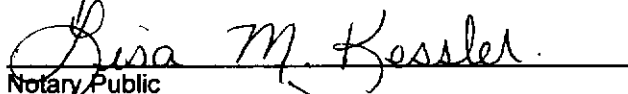
STATE OF OREGON)

COUNTY OF Klamath.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas Robinson 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 28th day of July, 2020.




Notary Public

My Commission Expires: December 19, 2022