

Leann Meeds

Returned at Counter

2020-009422

Klamath County, Oregon



00263023202000094220020027

07/31/2020 02:44:10 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

James Meeds

2510 Forest Creek Road

Jacksonville, Oregon 97530

SEND TAX STATEMENTS TO:

James Meeds

2510 Forest Creek Road

Jacksonville, Oregon 97530

QUIT CLAIM DEED

M.

KNOW ALL MEN BY THESE PRESENTS, that Leann Meeds, hereinafter called Grantor, for the consideration hereinafter stated, does hereby remise, release and quit claim unto James L. Meeds, 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 there unto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, commonly known as 3930 Bisbee Street, Klamath Falls, Oregon 97603 and more specifically described as follows:

CODE: 041 PCL: 101

MAP: 3909-010DB-03100

the N 1/2 of LOT 14 Block 2 SECOND ADDITION TO ALTIMONT ACRES, according to the official file in the office of the Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the East 5 feet therefrom conveyed to Klamath County for road purposes.

The true and actual consideration paid for this transfer is a sum other than money. The actual consideration is part of a complete judgment as outlined in the Stipulated General Judgment of Dissolution, Klamath County Circuit Court Case No. 20DR09924, State of Oregon, that is hereby acknowledged.

ORS 93.040

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 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.

Dated this 14 day of July, 2020

Leann Meeds
LEANN MEEDS

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on the ____ day of July, 2020 by Leann Meeds.

[Signature]
Notary Public for Oregon
My Commission Expires: 2/4/22



Exhibit A

The N 1/2 of Lot 14, Block 2, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING: THEREFROM the East 5 feet therefrom conveyed to Klamath County for road purposes by instrument recorded July 1, 1966, in Volume 362 at Page 563, Deed Records of Klamath County, Oregon.

CODE: 041 MAP: 3909-010DB TL: 03100 KEY: 545887