

Returned at Counter

2020-009423
Klamath County, Oregon



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07/31/2020 02:44:19 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO:
Leann Meeds
5328 Summit Street
Klamath Falls, Oregon 97603

SEND TAX STATEMENTS TO:
Leann Meeds
5328 Summit Street
Klamath Falls, Oregon 97603

QUIT CLAIM DEED

Lee
KNOW ALL MEN BY THESE PRESENTS, that James Meeds, hereinafter called Grantor, for the consideration hereinafter stated, does hereby remise, release and quit claim unto Leann *Marie* 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 5328 Summit Street, Klamath Falls, Oregon 97603 and more specifically described as follows:

CODE: 041 PCL: 100

MAP: 3909-014BC-05500

*LOT 4 of Summers Heights according to the official plat thereof
LOT 5 together with the W 1/2 of vacated Summer Street, SUMMERS HEIGHTS, according to the official plat thereof.*

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

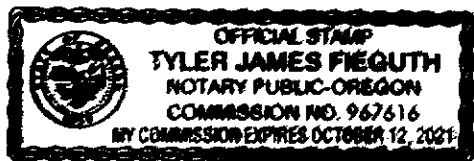
11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 24 day of July, 2020

James Meeds
JAMES MEEDS

STATE OF OREGON)
) ss.
County of Klamath)
 Jackson (TF)

This instrument was acknowledged before me on the 24th day of July, 2020 by James Meeds.



3/3
Notary Public for Oregon
My Commission Expires: Oct 12th 2021

Lot 4 of SUMMERS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. **EXCEPTING THEREFROM** the following: A portion of Lot 4 SUMMERS HEIGHTS more particularly described as follows: Beginning at the Northwest corner of said Lot 4, thence South along the Westerly boundary of said Lot, 40 feet to a point; thence Northeasterly to a point on the Easterly line of said Lot, said point being 12 feet South of the Northeast corner of said Lot; thence North 12 feet to the Northerly line of Lot 4; thence West to the point of beginning.

Lot 5, together with the W 1/4 of vacated Summit Street, SUMMERS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.