

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2020-009791

Klamath County, Oregon



00263416202000097910010013

08/07/2020 12:06:13 PM

Fee: \$82.00

Dennis W Drake

6734 Cottage Ave

Klamath Falls, OR 97603

Grantor's Name and Address

Dennis W Drake &amp; Melissa Dreyer

6734 Cottage Ave

Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Dennis W Drake

6734 Cottage Ave

Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

Dennis W Drake

PO Box 1191

Klamath Falls, OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

## QUITCLAIM DEED

Dennis W Drake

KNOW ALL BY THESE PRESENTS that

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

Dennis W Drake &amp; Melissa Dreyer

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 thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Lot 6 in Block 3 of Tract 1103-East Hills Estate, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Also that portion of Lot 5 in said Block 3 of Tract 1103-East Hills as approved in Lot Line Adjustment 8-00, described as follows:

Beginning at a point on the Southwesterly line of Lot 5, Block 3 of Tract 1103-East Hills Estates, from which Southeasterly corner of said Lot 5 bears South 48 43'56" East 26.84 feet; thence North 03 34'56" West 79.69 feet; thence North 06 33'47" East 46.31 feet; thence North 69 37'00" East 55.18 feet to the right of way line of Cottage Ave also being a point on the boundary of said Lot 5; thence along the boundary of said Lot 5, along the arc of a curve to the left (radius point bears North 53 21'23" East 50 feet and central angle equals 32 50'09") 28.65 feet, South 20 31'14" West 155.34 feet and North 48 43'5" West 26.84 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ☐, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on \_\_\_\_\_; any signature on behalf of a business or other entity is made with the authority of that entity.

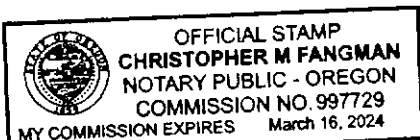
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 8-7-20 by Christopher M Fangman Dennis Drake &amp; Melissa Dreyer

This instrument was acknowledged before me on Aug 7th 2020 by Christopher Fangman

as Public Notary of Oregon



Notary Public for Oregon

My commission expires 3-16-2024