

2020-010783

Klamath County, Oregon



00264601202000107830040041

08/27/2020 03:07:39 PM

Fee: \$97.00

Prepared By

Name: Dana Ward
Address: 443 Telephone Flat Rd

State: Oregon Zip Code: 97624

After Recording Return To

Name: Dana Ward
Address: 443 Telephone Flat Rd

State: Oregon Zip Code: 97624

Ord Tax 566.00

Space Above This Line for Recorder's Use

OREGON QUIT CLAIM DEED

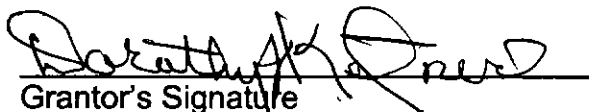
STATE OF OREGON

COUNTY OF Klamath

KNOW ALL MEN BY THESE PRESENTS, That Dorothy J Ketner, a
_____, residing at 1468 Jet Ave, County of Klamath, City
of Chiloquin, State of Oregon (hereinafter known as the
"Grantor(s)") hereby releases and quitclaims to Dana Ward, a
_____, residing at 443 Telephone Flat Rd, County of Klamath, City
of Chiloquin, State of Oregon (hereinafter known as the
"Grantees(s)") for the sum of _____
(\$ 3400.00) 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:

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.

"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

Dorothy J Ketner
Grantor's Name

~~315~~ 1468 Jet Ave
Address

Chiloquin, OR 97624
City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

STATE OF OREGON)

COUNTY OF Lane)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy Kainer 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 22 day of August, 2020

Eliza Jennel Toevs
Notary Public

My Commission Expires: Aug 04 2023

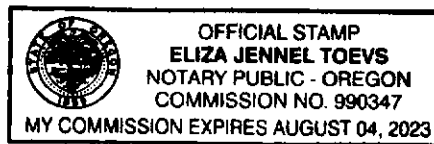


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 6 in Block 3 of WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH the following:

An undivided 1/89ths interest in the following described land: Two parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

PARCEL 1

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and running; thence along the North line of said Section, North 89 degrees 42' 15" East 400 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 22" West 136.90 feet; thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 42' 15" East 400.00 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 386.79 feet to the true point of beginning of this description, thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 421.59 feet, thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 12th day
of November A.D. 19 98 at 11:12 o'clock A. M., and duly recorded in Vol. M98
of Needs on Page 41207

FEE \$35.00

By Bernetha G. Leisch County Clerk
Kathleen Ross