

BILL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Returned at Counter

Ruth Stephens
 2030 Erie St
 Klamath Falls, OR 97601
Grantor's Name and Address
 The Ruth Stephens Living Trust
 2030 Erie St
 Klamath Falls, OR 97601
Grantee's Name and Address

2020-012072

Klamath County, Oregon



00266018202000120720020025

09/22/2020 11:57:25 AM

Fee: \$87.00

RECORDER'S USE

After recording, return to (Name and Address):

Ruth Stephens
 2030 Erie St
 Klamath Falls, OR 97601

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

Ruth Stephens
 2030 Erie St
 Klamath Falls, OR 97601

QUITCLAIM DEED - STATUTORY FORM

Ruth Stephens
 releases and quitclaims to The Ruth Stephens Living Trust dated 9-13-2010,
 Ruth Stephens Trustee
 all right, title and interest in and to the following described real property situated in Klamath County,
 Oregon: 731 Division St. Klamath Falls, OR 97601
 Map: R-3809-033AD-13000-000 Legal Description
 Code: 001 Attached
 Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ (Here, comply with the requirements of ORS 93.030.)

DATED 9-9-2020; 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 DETER-
 MINE 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.

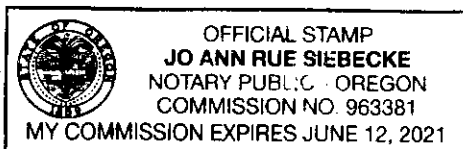
This instrument was acknowledged before me on SEPTEMBER 9, 2020
 by RUTH STEPHENS

This instrument was acknowledged before me on

by

as

of



Jo Ann Rue Siebecke
 Notary Public for Oregon
 My commission expires 6-12-21

Exhibit A

731 Division St.

FORM No. 723 - BARGAIN AND SALE DEED (Individual or Corporate).

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ESC

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Albert E. Hare
27-S-H Street
Lakeview, Ore. 97630
Grantor's Name and Address
Ruth + Lloyd F. Stephens
2030 Erie Street
Klamath Falls, Ore. 97601
Grantee's Name and Address

2007-000681

Klamath County, Oregon



00012677200700006810010015

SPACE RES

01/16/2007 08:48:08 AM

Fee: \$21.00

After recording, return to (Name, Address, Zip):

Ruth + Lloyd F. Stephens
2030 Erie Street
Klamath Falls, Ore. 97601

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

Ruth + Lloyd F. Stephens
2030 Erie Street
Klamath Falls, Ore. 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Albert E. Hare

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Ruth + Lloyd F. Stephens, Husband + wife,hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The North 40 feet of Lots 470 and 471, Block 121, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-033AD TL 13000 KEY #481204

(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 deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on JANUARY 12, 2007; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Albert E. Hare

STATE OF OREGON, County of LAKEThis instrument was acknowledged before me on JANUARY 12, 2007by Albert E. Hare

This instrument was acknowledged before me on

by NAas NAof NA

Notary Public for Oregon

My commission expires 12-10-2010