

BLLL

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



Returned at Counter

2020-012073

Klamath County, Oregon



00266019202000120730020022

09/22/2020 11:58:06 AM

Fee: \$87.00

FOR
RECORDER'S USE

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

After recording, return to (Name and Address):

Ruth Stephens
2030 Erie St.
Klamath Falls, OR 97601

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

Ruth Stephens
2030 Erie St.
Klamath Falls, OR 97601

Ruth Stephens

QUITCLAIM DEED - STATUTORY FORM

releases and quitclaims to The Ruth Stephens Living Trust dated 9-13-2010, Grantor,
Ruth Stephens Trustee, Grantee,

all right, title and interest in and to the following described real property situated in Klamath County,
Oregon: Hillside, Block 47, Lot 10 Per

Map: R-3809-028CD-01500-000
Code: 001

Legal Description
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 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 SEPTEMBER 9, 2020,
by RUTH STEPHENS

This instrument was acknowledged before me on

by

as

of



OFFICIAL STAMP
JO ANN RUE SIEBECKE
NOTARY PUBLIC - OREGON
COMMISSION NO. 963381
MY COMMISSION EXPIRES JUNE 12, 2021

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

04 FEB 17 04:21

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After Recording Return to:

LLOYD F. STEPHENS and RUTH STEPHENS

315 Jefferson StKlamath Falls, OR

Until a change is requested all tax statements

Shall be sent to the following address:

LLOYD F. STEPHENS and RUTH STEPHENS

Same as Above

State of Oregon, County of Klamath

Recorded 02/17/2004 2:41p mVol MO4 Pg 9024-25

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 2# being recorded in
counter-part.ATE 580639AF
WARRANTY DEED
(INDIVIDUAL)

RONNY GLENN HEAD AND GARY CLAYTON HEAD CO-TRUSTEES OF THE VERA ANGELINE HEAD 1990 FAMILY TRUST, herein called grantor, convey(s) to LLOYD F. STEPHENS and RUTH STEPHENS, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

The East 105 feet of Lots 11 and 12, Block 47, HILLSIDE 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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$155,500.00.
(here comply with the requirements of ORS 93.930)

THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated 2/13/04

RONNY GLENN HEAD AND GARY CLAYTON HEAD CO-TRUSTEES OF THE VERA ANGELINE HEAD 1990 FAMILY TRUST

RONNY GLENN HEAD, CO-TRUSTEE

Gary Clayton Head
GARY CLAYTON HEAD, CO-TRUSTEE

STATE OF Oregon, County of Multnomah ss.

On February 13, 04 personally appeared the above named RONNY GLENN HEAD AND GARY CLAYTON HEAD CO-TRUSTEES OF THE VERA ANGELINE HEAD 1990 FAMILY TRUST and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00058639

Before me: Sasha Schwenk
Notary Public for Oregon
My commission expires: 3/14/06

Official Seal



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