

BILL

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



Returned at Counter

2020-012074

Klamath County, Oregon



00266020202000120740020027

09/22/2020 11:58:26 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

QUITCLAIM DEED - STATUTORY FORM

Ruth Stephens
releases and quitclaims to The Ruth Stephens Living Trust, Ruth Stephens Grantor,
as Trustee Grantee,
all right, title and interest in and to the following described real property situated in Klamath County,
Oregon: 315 Jefferson St. Klamath Falls, OR 97601
Map: R-3809-032BA-12200-000 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 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

Klamath County
Real Legal Descriptions

315 Jefferson

9/22/2020 11:39:46 AM

Account # 411307
Map 3809032BA-12200
Effective Date 01-Feb-2018 12:00 AM

Exhibit A

Disclaimer This information is maintained for assessment and taxation purposes only. The county is not responsible for possible errors, omissions, misuse, or misinterpretation. The legal description shown will not show any changes and/or modifications thereto subsequent to the EFFECTIVE DATE.

<u>Subdivision</u>	<u>Block</u>	<u>Lot</u>	<u>Direction</u>	<u>Part</u>	<u>Part Type</u>
KLAMATH FALLS 1ST ADDITION	41	8			