

Record and Return to:  
Fidelity National Title Group  
6500 Pinecrest Drive, Suite 600  
Plano, TX 75024

**2020-012417**

Klamath County, Oregon

09/28/2020 02:38:01 PM

Fee: \$87.00

RECORDATION REREQUESTED BY/RETURN TO:

ELEVATED TITLE

1701 BARRETT LAKES BLVD, STE 260

KENNESAW, GA 30144

SEND TAX NOTICES TO:

VIRGINIA FAYE HAMILTON

2133 OGDEN STREET

KLAMATH FALLS, OR 97603

LTZ-LO20110719

**QUITCLAIM DEED**

THIS QUITCLAIM DEED, Executed this 27<sup>th</sup> day of July 2020, by first party **VIRGINIA FAYE WATSON WHO ACQUIRED TITLE AS VIRGINIA FAYE HAMILTON, A MARRIED PERSON WHO ACQUIRED TITLE AS A SINGLE PERSON, HEREIN JOINED BY SPOUSE DAVID LEE WATSON,** to second party, **VIRGINIA FAYE WATSON, A MARRIED PERSON.**

WITNESSETH, That the said first party, for good consideration in the amount of \$1.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise and quitclaim unto the said second party forever, all the right, title interest and claim which the said first party has in and to the following described parcel of land, and improvements and, appurtenances thereto in the City of KLAMATH FALLS, County of KLAMATH, State of Oregon, to wit:

**TWP 39 RNGE 9, BLOCK SEC 1, TRACT POR SW4NW4, ACRES 0.41 A PARCEL OF LAND SITUATE IN THE SW ¼ OF THE NW 1/4 OF SECTION, TOWNSHIP 39 SOUTH, RANGE 9, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY OREGON.**

**A PARCEL OF LAND SITUATE IN THE SW1/4 OF THE NW1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT 30 FEET NORTH AND 30 FEET WEST OF THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, SAID POINT ALSO BEING THE OTIS V. SAYLOR CORNER IRON PIN, THENCE NORTH ALONG THE EAST LINE OF MADISON STREET 792 FEET TO A POINT, THENCE EAST 720 FEET, MORE OR LESS, TO A POINT IN THE EAST LINE OF OGDEN STREET, AND BEING THE NORTHWEST CORNER OF PROPERTY HEREIN DESCRIBED, THENCE SOUTH ALONG SAID EAST LINE OF OGDEN STREET 66 FEET TO A POINT, THENCE EAST 270 FEET TO A POINT, THENCE NORTH, PARALLEL WITH THE EAST LINE OF OGDEN STREET 66 FEET, THENCE WEST 270 FEET TO THE POINT OF BEGINNING.**

APN: R-3909-001BC-02300-000

Property Address: 2133 OGDEN STREET, KLAMATH FALLS, OR 97603

**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.**

IN WITNESS WHEREOF, The said first party has signed and sealed there presents the day and year first above written.

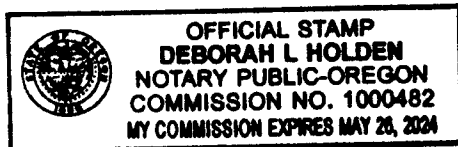
  
\_\_\_\_\_  
VIRGINIA FAYE WATSON  
F/K/A VIRGINIA FAYE HAMILTON

  
\_\_\_\_\_  
DAVID LEE WATSON

STATE OF OREGON                     )  
COUNTY OF JACKSON             )

I, Deborah L Holden hereby certify that **VIRGINIA FAYE HAMILTON and DAVID LEE WATSON** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 27th day of JULY, A.D., 20 20

(Seal)



  
\_\_\_\_\_  
Notary Public

My Commission Expires: 26 MAY 2024

PREPARED BY:  
BC LAW FIRM, P.A.  
1803 S Kanner Hwy  
Stuart, FL 34994