

Address for Tax Statement and Return of Document:
Jacqueline Alice Levesque
9889 Old Wagon Road
Keno, Oregon 97627

2020-012673

Klamath County, Oregon



10/02/2020 02:45:41 PM

Fee: \$97.00

QUIT CLAIM DEED

STATE OF OREGON

COUNTY OF KLAMATH

Grantor herein desires to quitclaim, transfer and convey any and all interest she may have in the subject property described below.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of one dollar (\$1.00) in hand paid to Patricia A Levesque-Ihde, a resident of Bexar County, Texas ("Grantor"), Grantor hereby quitclaims to Jacqueline Alice Levesque ("Grantee") the following described real property, situated in Klamath County, Oregon to-wit:


A tract of land situated in the NW/4 NE/4 of Section 36, Township 19 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described in Exhibit A attached hereto and in the warranty deed dated December 9, 1996, from Ray and Marie Roberts to Clement A. Levesque and Patricia A. Levesque-Ihde filed in Volume M96, page 38114 of the Klamath County Deed Records.

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 Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

ORS 93.040

"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

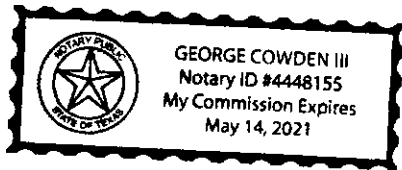
THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative 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."


Patricia A. Levesque-Ihde

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Patricia A. Levesque-Ihde, acknowledged this instrument before me on this 16th day of September, 2020.



George Cowden III
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Jacqueline Alice Levesque
9889 Old Wagon Road
Keno, Oregon 97627

38415

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW1/4 NE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East 1/16th corner common to Section 25 and 36 of said Township and Range; thence South 00 degrees 24' 11" East along the East line of said NW1/4 NE1/4, 301.13 feet to the Northerly right of way line of the Weyerhaeuser Timber Company Logging Road; thence along said Northerly right of way line, South 83 degrees 07' 28" West 154.40 feet, along the arc of a curve to the right (radius = 922.37 feet, central angle = 03 degrees 06' 21") 50.00 feet to the true point of beginning of this description; thence North 55 degrees 53' 06" West 455.47 feet to the Southeasterly right of way line of Old Klamath River Road (a public road); thence along said Southeasterly right of way line South 69 degrees 24' 13" West 237.36 feet to its intersection with the Northerly right of way line of said Weyerhaeuser Timber Company Logging Road; thence along said Northerly right of way line, South 54 degrees 54' 52" East 11.55 feet, along the arc of a curve to the left (radius = 922.37 feet), 625 feet, more or less, to the true point of beginning.

TOGETHER with a 1979 DEVON mobile home, plate #X161887.

EXHIBIT A