

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

2020-013062

Klamath County, Oregon



00267142202000130620060069

10/12/2020 01:45:58 PM

Fee: \$107.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: _____

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Robert Cheyne

Address: 2116 Hildebrand Rd

City, ST Zip: Dairy, OR 97625

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Quit Claim Deed

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)
for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Dana L. Hoelzel now known as Dana L. Russell and Tracy L. Murchison as trustees of Helen J. Cheyne 1995 Trust dated July 5, 1995

Grantor Name: _____

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)
for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Robert Cheyne

Grantee Name: _____

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: Robert Cheyne

Address: 2116 Hildebrand Rd

City, ST Zip: Dairy, OR 97625

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ none

7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: R772426

****RECORDED AT THE REQUEST OF THE GRANTOR TO CORRECT THE LEGAL DESCRIPTION PREVIOUSLY RECORDED AS 2020-006444****

107-

2020-006444

Klamath County, Oregon



0025962520200064440040048

05/26/2020 01:35:59 PM

Fee: \$97.00

Reserved for Deed Records Use

Quitclaim Deed

RECORDING REQUESTED BY (NAME):

Dana L. Hoelzel Russell
Tracy L. Fridolf Murchison

WHEN RECORDED MAIL TO (ADDRESS):

6767 Cascade Ave SE, Snoqualmie, WA 98065, USA

AND MAIL TAX STATEMENTS TO (NAME AND ADDRESS):

Robert Cheyne
2116 Hildebrand Rd., Dairy, OR 97625

By this instrument, Dana L. Hoelzel now known as Dana L. Russell and Tracy L. Fridolf now known as Tracy L. Murchison as trustees of Helen J. Cheyne 1995 Trust, dated July 5, 1995, (the "Grantor"), releases, as well as quitclaim, unto Robert Cheyne, not married, of 2116 Hildebrand Rd., Dairy, OR 97625, (the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

Code: 037
PCL: 400
MAR 3811-V2700-00900
Acres: 0.53. 39

N 1/2 SE 1/4 of Section 27, T. 38 S.,
R. 11 1/2 EWM EXCEPTING that portion conveyed to
William Bell by deed recorded April 16, 1951
in Vol. 246, Page 463 Klamath County Deed
Records

The true consideration for this conveyance is \$ 0 the receipt and sufficiency of which is hereby acknowledged.

Dated this 25th day of April, 2020

Signed in the presence of:

ROHIT S PATEL
Signature
Name
04/25/2020

Helen J. Cheyne 1995 Trust Trustees:

Dana L. Russell
Dana L. Hoelzel Russell
04/25/2020
N/A
Tracy L. Fridolf Murchison

ROHIT S. PATEL
Notary Public
State of Washington
Commission Expires Aug 21, 2021

signed in counterpart

Grantor Acknowledgement

STATE OF WASHINGTON

COUNTY OF

King

I certify that I know or have satisfactory evidence that Dana L. Hoelzel now known as Dana L. Russell on behalf of and with the authority of Helen J. Cheyne 1995 Trust, is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

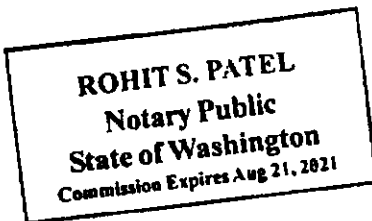
Dated 25th day of April, 2020

Rohit S. Patel

Notary Public in and for the State of Washington

My commission expires:

08 | 21 | 2021



Reserved for Deed Records Use

Quitclaim Deed

RECORDING REQUESTED BY (NAME):

Dana L. Hoelzel Russell
Tracy L. Fridolf Murchison

WHEN RECORDED MAIL TO (ADDRESS):

6767 Cascade Ave SE, Snoqualmie, WA 98065, USA

AND MAIL TAX STATEMENTS TO (NAME AND ADDRESS):

Robert Cheyne
2116 Hildebrand Rd., Dairy, OR 97625

By this instrument, Dana L. Hoelzel now known as Dana L. Russell and Tracy L. Fridolf now known as Tracy L. Murchison as trustees of Helen J. Cheyne 1995 Trust, dated July 5, 1995, (the "Grantor"), releases, as well as quitclaim, unto Robert Cheyne, not married, of 2116 Hildebrand Rd., Dairy, OR 97625, (the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

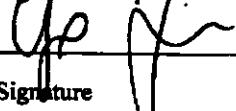
Code: 037
PCL: 400 R:
MAP 3811-V2700-00900
Acres: 0.53 - 39

N 1/2 SE 1/4, of Section 27, T. 38 S.,
R. 11 1/2 EWM, EXCEPTING that portion conveyed
to William Bell by deed recorded April 16, 1951,
in Vol. 246, page 463, Klamath County Deed Records

The true consideration for this conveyance is \$ 0 the receipt and sufficiency of which is hereby acknowledged.

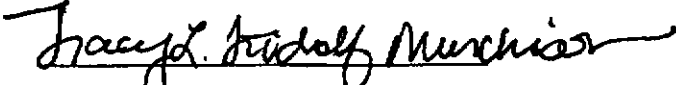
Dated this 25th day of April, 2020

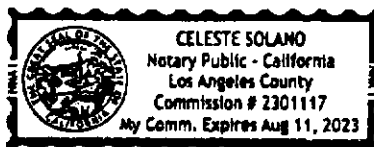
Signed in the presence of:


Signature
Celeste Solano
Name Notary Public

Helen J. Cheyne 1995 Trust Trustees:


Dana L. Hoelzel Russell


Tracy L. Fridolf Murchison
05/05/2020



Signed in counterpart



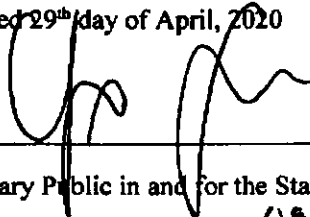
Grantor Acknowledgement

STATE OF CALIFORNIA

COUNTY OF Los Angeles

I certify that I know or have satisfactory evidence that Tracy L. Fridolf now known as Tracy L. Murchison on behalf of and with the authority of Helen J. Cheyne 1995 Trust, is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that ~~he~~she is authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

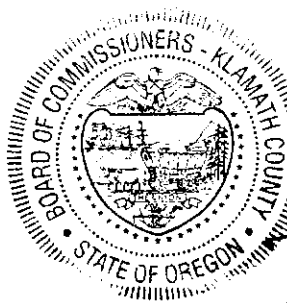
Dated 29th day of April, 2020





Notary Public in and for the State of California

My commission expires: 08/11/2023
05/05/2020



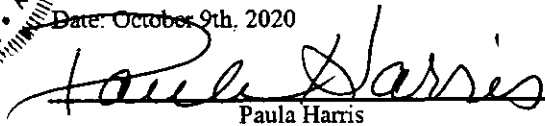
State of Oregon

County of Klamath

I hereby certify that instrument #2020-006444, recorded on 5/26/2020, consisting of 4 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: October 9th, 2020


Paula Harris



Legal Description Exhibit "A"

All that portion of the South Half ($SE^{1/2}$) of the Northeast quarter (~~N~~ $NE^{1/4}$) of the Southeast quarter ($SE^{1/4}$) of Section 27, Township 38 South, Range $11^{1/2}$ E.W.M. which lies southwesterly of the southwesterly right of way line of the Oregon, California and Eastern Railway Co. and southeasterly of the southeasterly right of way line of the Klamath Falls Lakeview Highway; more particularly described as: a strip of land twenty-five (25) feet in width abutting upon and adjacent to the said southwesterly right of way line of said Oregon, California [↑]Eastern Railway Co. and extending the full length of the northeasterly boundary or the above-described parcel of land.