

**QUITCLAIM DEED**

**2020-014676**  
Klamath County, Oregon

Melvina A. Terry  
Grantor



Larry Allen Hess  
1026 Laurel Street  
Klamath Falls, OR 97601  
Grantee

11/10/2020 02:54:26 PM

Fee: \$87.00

After recording return to and send Tax Statements  
Grantee

KNOW ALL MEN BY THESE PRESENTS, That I, MELVINA A. TERRY hereinafter called grantor, for the consideration hereinafter stated, does hereby release and quitclaim unto LARRY ALLEN HESS, hereinafter called grantee and unto grantee's heirs, successors and assigns, all right, title and interest in the following described real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land in the N ½ of the S ½ of the NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning 1504 feet East of the Southwest corner of the NW 1/4 NW 1/4 of said Section 5, being the intersection of the Westerly line of roadway deeded to the County by O. A. Hilliard, recorded in Book 72 of Deed Records of Klamath County, Oregon at page 529, with the South line of Lot 1 of said Section; thence South along a said Westerly road line 145 feet to the Northeast corner of property herein conveyed; thence South along said road line 45 feet; thence West at right angles 200 feet; thence North at right angles 45 feet; thence East at right angles 200 feet to the point of beginning.

To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever.

The true consideration for this conveyance is \$53,000.00.

**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,**

