

2020-015639

Klamath County, Oregon



00269993202000156390040045

12/01/2020 01:38:44 PM

Fee: \$97.00

**Prepared By**

Michael Mann

4200 Granny Lane

Modesto, California

95356

**After Recording Return To**

*AND SEND TAXES TO*

Michael Mann

4200 Granny Lane

Modesto, California

95356

Space Above This Line for Recorder's Use

**OREGON QUIT CLAIM DEED**

State of Oregon

Klamath County

*GRANTOR: WILLIAM HETZEL*  
*GRANTEE: MICHAEL AND RUTH MANN*  
*CONSIDERATION: \$10.00*

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

William Hetzel, a single individual, residing at 8531 Green Braes North Drive, Indianapolis, Indiana, 46234.

The receipt whereof is hereby acknowledged, the undersigned hereby releases and quitclaims to Michael Mann and Ruth Mann, a married couple, residing at 4200 Granny Lane, Modesto, California, 95356 (hereinafter called the "Grantee(s)") as joint tenants, all the rights, title, interest, and claim in or to the following described real estate, situated in Klamath County, Oregon, to-wit:

The SW1/2 SW1/4 NE1/4 and the N1/2 N1/2 NW1/4 SE1/4 Section 33, TWP 36S R12E. Thirty acres M or L.

**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 first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

### **Required Disclosure Statement**

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.

**Grantor's Signature** \_\_\_\_\_



Date October 15, 2020

**Print Name:** William Hetzel

**Address:** 8531 Green Braes North Drive, Indianapolis, Indiana, 46234

State of Indiana)

County of ~~Marion~~ Hendricks

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Hetzel whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 15 day of October, 2020

Betina K. Brancamp (SEAL)  
Notary Public



Hendricks County  
Betina K. Brancamp  
The UPS Store  
Expires: 2/8/2023

My Commission Expires: 2-8-2023