

2020-016770

Klamath County, Oregon



00271209202000167700040043

12/23/2020 10:02:19 AM

Fee: \$97.00

Quitclaim Deed

RECORDING REQUESTED BY _____

AND WHEN RECORDED MAIL TO: Tax statements

Cyndee Willis, Grantee(s)

10079 E. Langell Valley Rd
Bonanza, Oregon 97623

Consideration: \$ _____

Property Transfer Tax: \$ _____

Assessor's Parcel No.: _____

PREPARED BY: _____ certifies herein that he or she has prepared this Deed.

Signature of Preparer _____

Date of Preparation _____

Printed Name of Preparer _____

THIS QUITCLAIM DEED, executed on 11/30/2020 in the County of

Klamath, State of Oregon

by Grantor(s), William ~~Therrell~~ Willis & Cyndee Willis

whose post office address is 2820 Vine Street Paso Robles, Cal. 93446

to Grantee(s), Dahlia Cynthia Willis

whose post office address is 10079 E. Langell Valley Road Bonanza, OR 97623

WITNESSETH, that the said Grantor(s), William Therrell Willis,

for good consideration and for the sum of one dollar

(\$ 1.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

William H Willis
Signature of Grantor

WILLIAM H. WILLIS
Print Name of Grantor

Louise W. Carter
Signature of First Witness to Grantor(s)

Louise W. Carter
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Dallas Cynthia Willis
Signature of Grantee

DALLAS CYNTHIA WILLIS
Print Name of Grantee

Louise W. Carter
Signature of First Witness to Grantee(s)

Louise W. Carter
Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Oregon

County of Klamath

On 11/30/2020, before me, Mary Elizabeth Schiefelbein, a Notary
public in and for said state, personally appeared, William Hershel Willis
Daklias Cynthia Willis

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons
whose names are subscribed to the within instrument and acknowledged to me that they ex-
ecuted the same in their authorized capacities, and that by their signatures on the instrument the
persons, or the entity upon behalf of which the persons acted, executed the instrument.

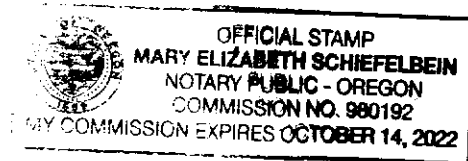
WITNESS my hand and official seal.

Mary Elizabeth Schiefelbein
Signature of Notary

Affiant Known ☒ Produced ID ☐

Type of ID _____

(Seal)





WJC-60171 KR

Vol M03 Page 73133

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

WILLIAM WILLIS10079 EAST LANGELE VALLEY RDBONANZA, OR 97623

State of Oregon, County of Klamath

Recorded 09/30/03 3:32 PMVol M03 Pg 73133-34

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Until a change is requested all

tax statements shall be sent to

The following address:

WILLIAM WILLIS10079 EAST LANGELE VALLEY RDBONANZA, OR 97623

Escrow No.

MT62171-KR

WARRANTY DEED

LONGHORN RESTAURANT AND SALOON, INC., an Oregon corporation, as to Parcels 1 and 2 and an undivided interest to Parcel 3, Grantor(s) hereby grant, bargain, sell, warrant and convey to WILLIAM WILLIS and CYNDEE WILLIS, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LEGAL DESCRIPTION

PARCEL 1:

Beginning at the Northeast corner of Block 12 of the FIRST ADDITION TO THE TOWN OF BONANZA, OREGON; thence West 170 feet; thence Southerly 75 feet; thence Easterly 120 feet; thence Northeasterly 90 feet to beginning, being the N1/2 of Block 12, LESS the Westerly 80 feet described in Book 33 at page 316, Deed Records of Klamath County, Oregon, LESS description in Book 42 at page 539, Deed Records of Klamath County, Oregon.

PARCEL 2:

That part of Block 12, FIRST ADDITION TO BONANZA, in the County of Klamath, State of Oregon, described as follows:

Commencing at a point in the Southeasterly line of Block 12 of FIRST ADDITION TO BONANZA, which is in the intersection of the Southeasterly line of said Block 12 with the centerline of the Southerly wall of the building located on the premises herein described and which said point is North 33 3/4" East 58 feet 6 1/2 inches, more or less, from the Southeast corner of said Block 12; thence continuing North 33 3/4" East along the said Southeasterly line of said block 12, 21 feet 6 1/4 inches, more or less, to the North line of said building, and being the East and West centerline of said Block 12; thence Westerly parallel with the South line of said Block a distance of 124.74 feet; thence South 26 feet 4 1/2 inches; thence East to the place of beginning.

ALSO commencing at the Southeast corner of Block 12, FIRST ADDITION TO THE TOWN OF BONANZA, OREGON and running thence West along the South line of said Block a distance of 75 feet; thence North a distance of 48' 3 1/2" more or less to the Southeast corner of parcel conveyed to Bray in Book 163 at page 253, Deed Records of Klamath County, Oregon; thence East along the South line of said Bray parcel to the Southeasterly line of said Block 12; thence Southwesterly a distance of 58' 6 1/4" more or less to the point of beginning.

EXCEPTING THEREFROM the West 25 feet of the hereinabove described property measured parallel to the Westerly boundary.

PARCEL 3:

The West 25 feet of the following described property, in the County of Klamath, State of Oregon:

Commencing at the Southeast corner of Block 12, FIRST ADDITION TO THE TOWN OF BONANZA and running thence West along the South line of said Block, a distance of 75 feet; thence North a distance of 48' 3 1/2" more or less to the Southeast corner of parcel conveyed to Bray in Book 163 at page 253, Deed Records of Klamath County, Oregon; thence East along the South line of said Bray Parcel to the Southeasterly line of said Block 12; thence Southwesterly a distance of 58' 6 1/4" more or less to the point of beginning.

Account No.: 3911-010CA-05500-000

Key No.: 606516

Account No.: 3911-010CA-05600-000

Key No.: 606507

Account No.: 3911-010CA-05800-000

Key No.: 606525

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

26.00