

2021-000695

Klamath County, Oregon



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01/15/2021 11:45:38 AM

Fee: \$87.00

RECORDING REQUESTED BY
HOWARD R. HAWKINS
 Attorney at Law
 AND WHEN RECORDED MAIL THIS DEED AND,
 UNLESS OTHERWISE SHOWN BELOW, MAIL TAX
 STATEMENT TO:

Name: **Connie J. Johnson**
 Address: **545 E. Payson Street**
 City & State: **San Dimas, CA 91773**
 Zip:
 Title Order No. Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s) This is a bonafide gift and grantor received nothing in return, R&T 11911
 DOCUMENTARY TRANSFER TAX IS \$ **None**

☐ unincorporated area ☒ City of **Klamath Falls**

Parcel No. **R549525** Map: **3909-011AD-00100**

☐ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CONNIE J. JOHNSON, Successor Trustee of The Larry K. and Carolyn J. Dorsey Family Trust dated
 December 2, 1995

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

CONNIE J. JOHNSON, a married woman as her sole and separate property

the following described real property in the city of **Klamath Falls**

county of **Klamath**, State of Oregon:

~~State of California~~

See legal description attached as Exhibit "A".

Commonly known as 5756 Leland Drive, Klamath Falls, Oregon.

The Larry K. and Carolyn J. Dorsey Family Trust
 dated December 2, 1995

Dated **June 22, 2020**

Connie J. Johnson
 Successor Trustee

CONNIE J. JOHNSON, Successor Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed
 the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of **Los Angeles**)

On **June 22, 2020**

before me, **Myra Carlos**, a Notary Public

(HERE INSERT NAME AND TITLE OF THE OFFICER)

personally appeared **Connie J. Johnson**

who proved to me on the basis of satisfactory evidence to be the person(s)
 whose name(s) is/are subscribed to the within instrument and acknowledged
 to me that he/she/they executed the same in his/her/their authorized
 capacity(ies), and that by his/her/their signature(s) on the instrument the
 person(s), or the entity upon behalf of which the person(s) acted, executed
 the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California
 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Myra Carlos

SIGNATURE

(SEAL)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

NAME

STREET ADDRESS

CITY & STATE

EXHIBIT "A"

Lot 1, Block 2, SUBDIVISION OF TRACTS 2B and 3, HOMEDALE, in the County of Klamath, State of Oregon, less that portion described as follows:

Beginning at a point on the Southwesterly right of way line of Leland Drive which point is North 52° 38' West 92.5 feet from the Northeast corner of said Lot 1, thence continuing North 52° 38' West 104.1 feet to the Northwest corner of said Lot 1; thence South 2° 38' West along the West line of said Lot 1, 227.6 feet to the Southwest corner of said Lot 1; thence South 83° 7' East along the South line of said Lot 1, 81.8 feet; thence Northerly 174 feet, more or less to the point of beginning.

Subject to:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Right of Way Deed from M.G. MacNevin, et us, to The California Oregon Power Company, recorded May 14, 1931, in Volume 95, Page 288, Deed Records of Klamath County, Oregon, for water mains and pipe lines.
5. Reservations, restrictions and easements, as contained in Deed from M.G. MacNevin, a single man to O.W. Nordquist and Helen R. Nordquist, husband and wife, recorded in Volume 197, page 16, Deed Records of Klamath County, Oregon, including but not limited to the following:

Subject to all claims of the Enterprise Irrigation District for the construction of canals for water for irrigation purposes also subject to right of way easement along the boundary lines for domestic water pipes to the California Oregon Power Company.

The Grantors reserve the right to enter upon and construct and maintain ditches and canals and pipelines for irrigation and domestic purposes and divert irrigation water over and across above described property so that adjoining properties may obtain the use of the irrigation and domestic water.

6. Reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.