

2021-001191

Klamath County, Oregon

01/26/2021 01:13:01 PM

Fee: \$87.00

RECORDATION REREQUESTED BY/RETURN TO:
SOLIDIFI
88 SILVA LANE
MIDDLETOWN, RI 02842

SEND TAX NOTICES TO:
WAYNE D. NEWCOME
SUZANNE I. NEWCOME
60955 GARNET STREET
BEND, OR 97702

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 4th day of JAN, 2021, by first party WAYNE D. NEWCOME AND SUZANNE I. NEWCOME, TRUSTEES, OR THE SUCCESSOR TRUSTEES, OF THE WAYNE AND SUZANNE NEWCOME TRUST, DATED SEPTEMBER 12, 2014, to second party, WAYNE D. NEWCOME AND SUZANNE I. NEWCOME, TENANTS BY THE ENTIRETY.

WITNESSETH, That the said first party, for good consideration in the amount of \$1.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise and quitclaim unto the said second party forever, all the right, title interest and claim which the said first party has in and to the following described parcel of land, and improvements and, appurtenances thereto in the City of CRESCENT, County of KLAMATH, State of Oregon, to wit:

A TRACT OF LAND SITUATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD ON THE EAST LINE OF THE NE 1/4 NW 1/4 SE 1/4 OF SECTION 18, SAID IRON ROD BEING SOUTH THEREON A DISTANCE OF 240.0 FEET, MORE OR LESS, FROM AN IRON ROD MARKING THE SOUTHEAST CORNER OF THE SE 1/4 SW 1/4 NE 1/4 OF SAID SECTION 18; THENCE WEST A DISTANCE OF 371.55 FEET, MORE OR LESS, TO AN IRON ROD; THENCE CONTINUING WEST ALONG THIS LINE A DISTANCE OF 97.0 FEET, MORE OR LESS, TO THE MARGIN OF CRESCENT CREEK; THENCE CONTINUING WEST ALONG THIS LINE A DISTANCE OF 15.0 FEET, MORE OR LESS, TO THE CENTERLINE OF SAID CREEK; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID CREEK TO THE INTERSECTION OF SAID CENTERLINE WITH A LINE RUNNING EAST PARALLEL TO AND 120.0 FEET, MORE OR LESS, NORTH OF THE LINE OF BEGINNING; THENCE EAST A DISTANCE OF 15.0 FEET, MORE OR LESS, TO THE MARGIN OF CRESCENT CREEK; THENCE EAST ALONG THIS LINE A DISTANCE OF 85.0 FEET, MORE OR LESS, TO AN IRON ROD; THENCE CONTINUING EAST ALONG THIS LINE A DISTANCE OF 460.0 FEET, MORE OR LESS, TO AN IRON ROD SITUATED ON THE EAST LINE OF THE NE 1/4 NW 1/4 SE 1/4 OF SECTION 18; THENCE SOUTH ALONG THIS LINE A DISTANCE OF 120.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.


APN: 147585

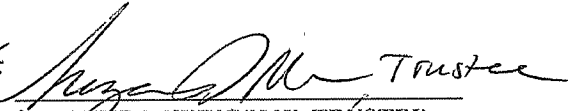
Property Address: 140070 DOROTHY LANE, CRESCENT, OR 97733

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, OREGON LAWS 2010.

IN WITNESS WHEREOF, The said first party has signed and sealed there presents the day and year first above written.

WAYNE AND SUZANNE NEWCOME TRUST

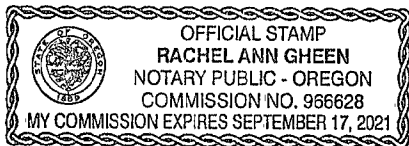
 Trustee
WAYNE D. NEWCOME, TRUSTEE

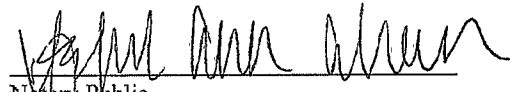
 Trustee
SUZANNE I. NEWCOME, TRUSTEE

STATE OF OREGON)
COUNTY OF Deschutes)

I, Rachel Ann Gheen, notary public hereby certify that WAYNE D. NEWCOME, TRUSTEE AND SUZANNE I. NEWCOME, TRUSTEE, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 4th day of JAN, A.D., 2021.

(Seal)




Notary Public
My Commission Expires Sept. 17, 2021