

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRIC

2021-001326

Klamath County, Oregon



00273079202100013260020029

01/28/2021 02:21:11 PM

Fee: \$87.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Returned at Counter

Denis Patrick Hickey  
P.O. Box 1022  
Merrill OR 97633  
Grantor's Name and Address  
Denis P Hickey and Jesse D Hickey  
P.O. Box 358  
Merrill OR 97633  
Grantee's Name and Address  
After recording, return to (Name and Address):  
Denis Patrick Hickey  
P.O. Box 1022  
Merrill OR 97633  
Until requested otherwise, send all tax statements to (Name and Address):  
Denis P Hickey and Jesse D Hickey  
P.O. Box 358  
Merrill OR 97633

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Denis Patrick Hickey

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Denis P Hickey and Jesse D Hickey with right of survivorship  
 hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Merrill Original; Lot 13 & Por Lot 14 & PLA 13-19  
Exhibit "A"

Lot 13 and a portion of Lot 14 of "Merrill Tract", situated in the  
NE 1/4 SE 1/4 of Section 2, Township 4 South, Range 10 East of  
the Willamette Meridian, Klamath County, Oregon, more particularly  
described as follows:

Beginning at the Northeast corner of said Lot 13; thence  
S00°28'21" E 330.00 feet to the Southeast corner of said Lot 13;  
thence S89°46'46" W, along the South line of said Lots 13 and 14,  
515.54 feet to a point on the Northeastern right of way line of  
BNSF Railroad; thence, along the said Northeastern right of way,...

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

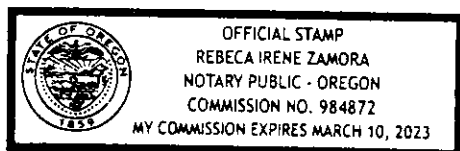
IN WITNESS WHEREOF, grantor has executed this instrument on 1-28-21; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on January 28, 2021  
 by Denis Patrick Hickey

This instrument was acknowledged before me on \_\_\_\_\_  
 by \_\_\_\_\_  
 as \_\_\_\_\_  
 of \_\_\_\_\_



Rebecca Irene Zamora  
 Notary Public for Oregon  
 My commission expires March 10, 2023

EXHIBIT "A"

Lot 13 and a portion of Lot 14 of "Merrill Tract", situated in the NE1/4 SE1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 13; thence S00°28'21"E 330.00 feet to the Southeast corner of said Lot 13; thence S89°46'46"W, along the South line of said Lots 13 and 14, 515.54 feet to a point on the Northeasterly right of way line of the BNSF Railroad; thence, along the said Northeasterly right of way, on the arc of a curve to the right (radius point bears N22°07'06"E 2839.79 feet and central angle equals 03°02'08") 150.45 feet; thence, leaving said right of way line, N25°45'30"E 299.41 feet to a point on the North line of said Lot 14; thence N89°46'46"E, along the North line of said Lots 14 and 13, 520.51 feet to the point of beginning, containing 4.44 acres, more or less.