

2021-003034

Klamath County, Oregon

03/01/2021 02:19:01 PM

Fee: \$87.00

~~RECORDATION REREQUESTED BY~~/RETURN TO:
ELEVATED TITLE
1701 BARRETT LAKES BLVD, STE 260
KENNESAW, GA 30144

Record and Return to:
Fidelity National Title Group
6500 Pinecrest Drive, Suite 600
Plano, TX 75024

SEND TAX NOTICES TO:
JUSTIN HAWKINS
4623 ANDERSON AVENUE
KLAMATH FALLS, OR 97603

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 29 day of DECEMBER, 2020, by first party **JUSTIN HAWKINS, WHO ACQUIRED TITLE AS AN UNMARRIED MAN**, to second party, **JUSTIN HAWKINS, A MARRIED MAN**.

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 KLAMATH FALLS, County of KLAMATH, State of Oregon, to wit:

A PARCEL OF LAND SITUATE IN THE N1/2 OF THE NW1/4 OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF LOT 51, ELMWOOD PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON AND RUNNING THENCE NORTH 0°47'30" WEST 30 FEET TO A POINT ON THE SOUTH LINE OF THE N1/2 NW1/4 OF SAID SECTION 14, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 0°47'30" WEST 30 FEET TO A POINT; THENCE SOUTH 89°33' EAST 140 FEET, TO A POINT; THENCE NORTH 0°47'30" WEST 200 FEET TO A POINT; THENCE NORTH 00°53'13" WEST 174.46 FEET TO A POINT; THENCE NORTH 69°31'20" EAST ALONG THE SOUTHERLY LINE OF FIRST ADDITION TO BANYON PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, 563.86 FEET TO A POINT; THENCE SOUTH 28°27'30" EAST ALONG THE WESTERLY LINE OF LOT 20, BLOCK 4, FIRST ADDITION TO BANYON PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, 135.77 FEET TO A POINT ON THE NORTHERLY LINE OF THE USER A-3 LATERAL; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO A POINT ON THE SOUTH LINE OF THE N1/2 NW1/4 OF SAID SECTION 14; THENCE NORTH 89°36'30" WEST ALONG THE SOUTH LINE OF SAID N1/2 NW1/4 OF SECTION 14, 357.75 FEET TO THE TRUE POINT OF BEGINNING.

MANUFACTURED/MOBILE HOME:
NAME: FUQUA HOMES
MODEL NO.: 755
NEW/USED/YEAR: 1992
SERIAL NO.: 12121
LENGTH AND WIDTH: 55.3' X 27'

APN: R872468

Property Address: 4623 ANDERSON AVENUE, KLAMATH FALLS, OR 97603

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.

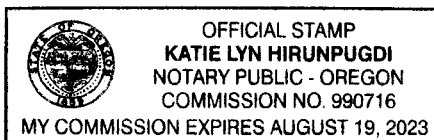

JUSTIN HAWKINS

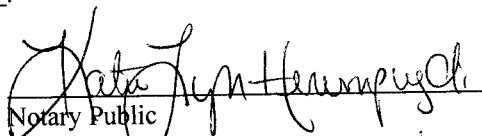
STATE OF OREGON)

COUNTY OF Jackson)

I, Katie Lyn Hirunpugdi hereby certify that **JUSTIN HAWKINS** 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 29th day of December, A.D., 2020.

(Seal)




Notary Public

My Commission Expires: 08/19/2023

PREPARED BY:
BC LAW FIRM, P.A.
1803 S Kanner Hwy
Stuart, FL 34994