

2021-003434

Klamath County, Oregon



00275410202100034340020022

03/08/2021 10:19:02 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Dustin William Kelly
PO Box 1003
Midland OR 97634

SEND TAX STATEMENTS TO:

Dustin William Kelly
PO Box 1003
Midland OR 97634

Returned at Counter

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Chantell Marie Kelly ("Grantor"), releases and quitclaims to Dustin William Kelly ("Grantee"), all right, title, interest and claim to the following described real property commonly known as 1270 Joe Wright Road, Klamath Falls, OR 97603, situated in the County of Klamath, State of Oregon, to-wit:

A tract of land situated in the S1/2 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point in the Northerly boundary of the S1/2 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the Northwest corner of the SW1/4 NW1/4 of said Section 21 bears South 88°50 1/2' West 795.0 feet distant; and running thence South 0°10' West 588.0 feet; thence South 89°40' East 160.0 feet; thence North 0°10' East 592.1 feet, more or less, to a point in the said Northerly boundary of the said S1/2 NW1/4 of the said Section 21; thence South 88°50 1/2' West 160.0 feet, more or less, to the point of beginning.

FOR A VALUABLE CONSIDERATION, in that this transfer is part of a settlement pursuant to the Stipulated Limited Judgment of Legal Separation, Klamath County Circuit Court Case No. 19DR22160, State of Oregon, that is hereby acknowledged.

ORS 93.040

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

FOR A VALUABLE CONSIDERATION, in that this transfer is part of a settlement pursuant to the Stipulated Limited Judgment of Legal Separation, Klamath County Circuit Court Case No. 19DR22160, State of Oregon, that is hereby acknowledged.

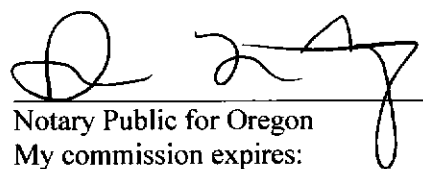
TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Dated this 8 day of march, 2021


Chantell Marie Kelly, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Subscribed and sworn to before me this 8 day of March, 2021, by Chantell Marie Kelly.


Notary Public for Oregon
My commission expires:

