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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

2021-003762

Klamath County, Oregon



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03/12/2021 01:58:57 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

GENE KEOUGH
1462 HOMEDALE RD.
KLAMATH FALLS, OR 97603

Grantor's Name and Address

TIMOTHY W. STEINHAUER & JULIE ANN STEINHAUER
P.O. BOX 1226
CHILQUIN, OR, 97624

Grantee's Name and Address

After recording, return to (Name and Address):

TIMOTHY W. STEINHAUER & JULIE ANN STEINHAUER
P.O. BOX 1226
CHILQUIN, OR, 97624

Until requested otherwise, send all tax statements to (Name and Address):

TIMOTHY W. STEINHAUER & JULIE ANN STEINHAUER
P.O. BOX 1226
CHILQUIN, OR, 97624

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that GENE KEOUGH - 1462 HOMEDALE RD, KLAMATH FALLS, OR, 97603

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto THE TIMOTHY W. STEINHAUER AND JULIE ANN STEINHAUER LIVING TRUST/DATE OF EXECUTION/4-10-2010, 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):

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

Description of real property: Lot 18, Block 13, WESTOVER TERRACES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to United States Of America, by Deed dated May 20, 1952, recorded January 2, 1953 in Deed Volume 258 page 378, Deed records of Klamath County, Oregon. A.K.A Non-vacated portion of Lots 11, 12 & 18, Block 13, lying South of a line that is 278.5' South of and parallel to Survey line of BPA Trans line easement. (Redmond-Klamath Falls) SN 53354A

APN: R795152 Map Tax Lot: R-3909-008BA-00699-000

(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 \$ 2500.00. 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 _____; 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.

Gene Keough

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 3-5-2021
by Gene Keough

This instrument was acknowledged before me on _____
by _____
as _____
of _____



Notary Public for Oregon

My commission expires 11-23-2024