

2021-004655

Klamath County, Oregon

03/29/2021 10:22:00 AM

Fee: \$92.00

This Instrument Prepared By:

National Deed Network, Inc
36181 East Lake Road #382
Palm Harbor, FL 34685

Return To & Mail Tax Statements To:

Donald Underwood & Joyce Underwood
4708 Horned Lark Drive
Klamath Falls, OR 97601

APN: 886580

Order #: 11060-440138

Ref#: 5502530495

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ZERO AND 00/100 DOLLARS (\$0.00) and NO other good or valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, between DONALD UNDERWOOD and JOYCE UNDERWOOD, as tenants by the entirety, as "Grantor", does hereby remise, release, and forever quitclaim unto, DONALD UNDERWOOD and JOYCE UNDERWOOD, Trustees, or any successors in Trust, Under the Donald and Joyce Underwood Family Living Trust dated April 30, 2019, hereinafter "Grantee", whose address is 4708 Horned Lark Drive, Klamath Falls, OR 97601, the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon to-wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

APN: 886580

Property Address: 4708 Horned Lark Drive, Klamath Falls, OR 97601

This instrument will 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 approved uses and to determine any limits or lawsuits against farming or forest practices as defined on ORS 30.930.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor

SUBJECT to all easements, right-of way, protective covenants and minerals reservations of record, if any

The true consideration for this conveyance is \$0.00 (Here comply with the requirements of ORS 93.030).

TO HAVE AND TO HOLD same unto Grantee and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

Taxes for tax year 2021 shall be — prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or — paid by Grantee, or — paid by Grantor.

The property herein conveyed — is not a part of the homestead of Grantor, or — is part of the homestead of Grantor.

WITNESS Grantors' hand this the 1 day of February, 2021.
Donald Underwood Joyce Underwood
DONALD UNDERWOOD JOYCE UNDERWOOD

This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

STATE OF California
COUNTY OF San Diego

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

This instrument was acknowledged before me on February 2, 2021 (date) DONALD UNDERWOOD and JOYCE UNDERWOOD.

James Scott Dickson
Notary Public

James Scott Dickson
Print Name

My Commission Expires: 8/3/24

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.



EXHIBIT A

The land referred to in this policy is situated in the CITY OF KLAMATH FALLS, STATE OF Oregon, COUNTY OF Klamath, and described as follows:

LOT 691, RUNNING Y RESORT, PHASE 8, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

APN: 886580

Property Address: 4708 Horned Lark Drive, Klamath Falls, OR 97601

Unofficial
Copy