

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2021-004687

Klamath County, Oregon



00276837202100046870010010

03/29/2021 12:54:09 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

GARY A POWLESS
PO Box 70 BEATTY
OR 97621

Grantor's Name and Address

BRUCE E WHITE
3939 South Sixth Street
NO. 287, Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

BRUCE E WHITE
3939 South Sixth Street
No 287, Klamath Falls, OR 97603

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

BRUCE E WHITE, 3939 South 6TH
ST. NO. 287, Klamath Falls,
OR 97603

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that GARY A. POWLESShereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto BRUCE E WHITEhereinafter 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):

ACCOUNT NO: 281983. LOT 15, BLOCK **18**, OREGON PINES,
ACCORDING TO THE OFFICIAL PLAT thereof ON FILE IN
THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON. MAP TAX LOT: R-3511-014B0-05900-000
SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS,
EASEMENTS, RESTRICTIONS, RIGHTS, RIGHTS OF WAY AND
ALL MATTERS APPEARING OF RECORD.

Lot 16, Block 18, Oregon Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

(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 \$ 12,500.00 ^① 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. ^① (The sentence between the symbols ^① if not applicable, should be deleted. See ORS 92.030.)

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 3-29-2021; 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 March 29, 2021
by GARY A. POWLESS

This instrument was acknowledged before me on _____

by _____

as _____

of _____



OFFICIAL STAMP
LISA MARIE KESSLER
NOTARY PUBLIC-OREGON
COMMISSION NO. 982076
MY COMMISSION EXPIRES DECEMBER 19, 2022

Lisa M. Kessler
Notary Public for Oregon

My commission expires December 19, 2022