

2021-004856

Klamath County, Oregon



00277023202100048560040044

03/31/2021 08:00:55 AM

Fee: \$97.00

Prepared By:

Danielle S. Walker

After Recording Return To: & tax
5520 Avalon Street
Klamath Falls, Oregon 97603
Statements

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On March 30, 2021 THE GRANTOR(S),

- Danielle S. Walker, a single person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Susan M. Walker, a single person, residing at 5520 Avalon Street, Klamath Falls, Klamath County, Oregon 97603

the following described real estate, situated in Klamath Falls, in the County of Klamath, State of Oregon

Legal Description:

ALL OF LOT 1, BLOCK 102 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, EXCEPTING A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 102 OF BUENA VISTA ADDITION AND RUNNING THENCE; NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 A DISTANCE OF 50 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 102 OF BUENA VISTA ADDITION;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, BEING THE SOUTHERLY PORTION OF SAID LOT; ALSO SAVING AND EXCEPTING THAT PORTION OF SAID LOT 1 LYING NORTHERLY OF SAID LINE BETWEEN LOTS 2 AND 6 OF SAID BLOCK 102 EXTENDED, THROUGH SAID LOT 1 TO SECOND STREET.

ALSO EXCEPTING THE SOUTHEASTERLY 8 FEET, (AS MEASURED ALONG THE WESTERLY LINE AND PARALLEL TO THE SOUTH LINE OF LOT) OF THE ABOVE DESCRIBED PROPERTY.

ALSO EXCEPTING A PORTION OF LOT 1, BLOCK 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIN AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 1 AND THE LINE BETWEEN LOTS 2 AND 6, OF SAID BLOCK 102, EXTENDED NORTHEASTERLY THROUGH SAID LOT 1 TO SECOND STREET; THENCE SOUTH 63°22' 30" WEST ALONG SAID NORTHEASTERLY EXTENSION THROUGH LOT 1, A DISTANCE OF 27.11 FEET, TO A 5/8" IRON PIN AT THE TRUE POINT OF BEGINNING; THENCE SOUTH 63°22' 30" WEST A DISTANCE OF 25.12 FEET TO A 5/8" IRON PIN ON THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 11°52' 00" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 12.67 FEET TO A 5/8" IRON PIN; THENCE NORTH 40°00' 00" EAST A DISTANCE OF 30.88 FEET TO THE TRUE POINT OF BEGINNING.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A transfer among family members where only nominal consideration is given.

Tax Parcel Number: R409542

Mail Tax Statements To:
Susan M. Walker
5520 Avalon Street
Klamath Falls, Oregon 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. THIS INSTRUMENT DOES NOT ALLOW

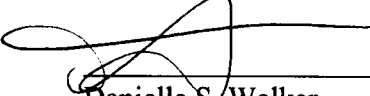
USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING 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.

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED:

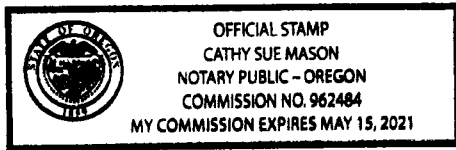
3/30/21

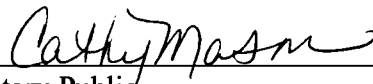


Danielle S. Walker
5520 Avalon Street
Klamath Falls, Oregon, 97603

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 30th day of March, 2021,
_____ by Danielle S. Walker.





Notary Public

Relationship Banker

Title (and Rank)

My commission expires May 15, 2021