

2021-005100

Klamath County, Oregon



00277294202100051000020024

04/05/2021 11:24:27 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Joan Elizabeth Finney
1131 SW Ballinger Dr
Grants Pass, OR 97526-2705

SEND ALL TAX STATEMENTS TO:

Joan Elizabeth Finney
1131 SW Ballinger Dr
Grants Pass, OR 97526-2705

STATUTORY QUITCLAIM DEED

DANI A. BELL, GRANTOR, releases and quitclaims to JOAN ELIZABETH FINNEY, GRANTEE, all right, title, and interest in and to the following described real property:

Real property in The County of Klamath, State of Oregon, described as follow:

Parcel 1:

A parcel of land situated in Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SW 1/4 NE 1/4 of said Section 3, said point being, marked by an "X" on a rock; thence South 89°49' East along the North line of the SW 1/4 NE 1/4 of said Section 3 a distance of 596.42 feet to the Easterly line of the County Road; thence South 42°29' West along the Easterly line of the County Road a distance of 51.14 feet to an iron pin; thence South 35°54' West along the Easterly line of the County Road a distance of 186.60 feet to an iron pin marking the true point of beginning of this description; thence South 35°54' West along the Easterly line of the County Road a distance of 76.00 feet to an iron pin; thence South 54°06' East a distance of 100.00 feet to an iron pin; thence North 35°54' East a distance of 76.00 feet to an iron pin; thence North 54°06' West a distance of 100.00 feet to the true point of beginning of this description.

Parcel 2:

A parcel of land situated in Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

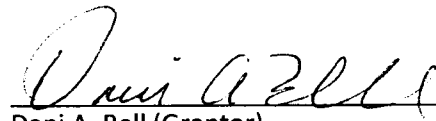
Beginning at the Northwest corner of the SW 1/4 NE 1/4 of said Section 3, said point being marked by an "X" on a rock; thence South 89°49' East along the North line of the SW 1/4 NE 1/4 of said Section 3 a distance of 596.42 feet to the Easterly line of the County Road; thence South 42°29' West along the Easterly line of the County Road a distance of 51.14 feet to an iron pin; thence South 35°54' West along the Easterly line of the County Road a distance of 262.60 feet to an iron pin marking the true point of beginning of this description; thence South 35°54' West along the Easterly line of the County Road a distance of 76.00 feet to an iron pin; thence South 54°06' East a distance of 100.00 feet to an iron pin; thence North 35°54' East a distance of 76.00 feet to an iron pin; thence North 54°06' West a distance of 100.00 feet to the true point of beginning of this description.

The true and actual consideration for this Deed is one dollar (\$1.00).

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.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

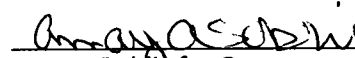
Dated this 5 day of December, 2020.


Dani A. Bell (Grantor)

STATE OF OREGON)
) ss.
County of Josephine)

On this 5 day of Dec 2020, personally appeared before me the within named Dani A. Bell, and acknowledged the foregoing to be her voluntary act and deed.




Notary Public for Oregon
My Commission Expires: 5-20-22