

BLK

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



2021-005449

Klamath County, Oregon



00277676202100054490020023

04/12/2021 11:24:02 AM

Fee: \$87.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Steven L Carlson

Grantor's Name and Address

Mary A. Carlson

Grantee's Name and Address

After recording, return to (Name and Address):

Mary A. Carlson  
3700 Rio Vista Way  
Klamath Falls, OR 97603

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

No Change

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that

Steven L. Carlson

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

Mary A. Carlson

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):

See attached

(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 \$ 0.00 clear title. 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.

X Steven L. Carlson

STATE OF OREGON, County of Klamath \_\_\_\_\_) ss.

This instrument was acknowledged before me on \_\_\_\_\_

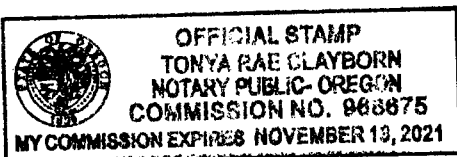
by Steven L. Carlson

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Tonya R. Clayborn  
Notary Public for Oregon  
My commission expires 11-13-21

## **EXHIBIT "A"**

Tract 5 of "400" SUBDIVISION, according to the official plat thereof on file in the office of the clerk of Klamath County, Oregon

EXCEPTING THEREFROM that portion deeded to the United States of America by deed recorded in Volume 105, Page 607, Deed records of Klamath County, Oregon.

ALSO EXCEPTING THERFROM the following: Beginning at the Southeast corner of Tract 4 "400" Subdivision; thence South along the East line of Tract 5 of said subdivision a distance of 143 feet; thence West parallel to the North line of said Tract 5 a distance of 825 feet (925 feet by deed), more or less to the Northeast boundary of the Southern Pacific Railroad Company right of way; thence Northeasterly along the Southern Pacific Railroad Company right of way a distance of 148 feet, more or less, to a point being the Northwest corner of Tract 5 of said Subdivision; thence East along the North line of said Tract 5 a distance of 935 feet, more or less to the point of beginning