

2021-014351

Klamath County, Oregon

This Document Was Prepared by:

MRS. JEAN A. GAUDREAU

12 ANDOVER DR

EXTON, PA. 19341-1501



00287781202100143510030038

09/21/2021 10:26:27 AM

Fee: \$92.00

And Tax Statements
After Recording Please Return to:

MR. JAMES F. KLOIBER

1112 APPLEWOOD

KLAMATH FALLS, OR 97603

Reserved for Recording Purposes Only

QUIT CLAIM DEED

This **QUIT CLAIM DEED**, made this 16 day of SEPTEMBER, 2021, by

 ~~MRS.~~ JEAN A. GAUDREAU

whose address is

12 ANDOVER DR, EXTON, PA 19341-1501

hereinafter called the "Grantor(s)", to

JAMES F. KLOIBER

, whose address is

1112 APPLEWOOD, KLAMATH FALLS, OR 97603

hereinafter called the "Grantee(s)":

Witnesseth: That the Grantor, for and in consideration of the sum of ONE-DOLLAR

(\$ 1.00)

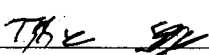
) and other valuable considerations, receipt whereof is hereby

acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and quitclaims unto

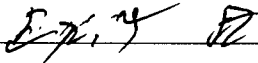
the Grantee(s), all that certain land situated in KLAMATH County, OREGON (State),

described as follows (enter legal description of property):

~~A SINGLE FAMILY HOME WITH ATTACHED GARAGE AND A LOT OF LAND AT 1112 APPLEWOOD, KLAMATH FALLS, OR 97603~~



See Exhibit A Attached



Also known as street name and number: APPLEWOOD 1112



IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Mrs. Jean A. Gaudreau
Grantor

MRS JEAN A. GAUDREAU

Printed Name

12 ANDOVER DR, EXTON, PA 19341

Address (City, State, and ZIP)

610 524-2409

Phone Number

Grantor

Printed Name

Address (City, State, and ZIP)

Phone Number

IN WITNESS THEREOF

Mrs. Diane L. Barbaris
Witness 1

MRS. DIANE L. BARBARIS

Printed Name

6520 KRIS COURT, MANASSAS, VA 20111

Address (City, State, and ZIP)

703 393-1047

Phone Number

Mr. Edward L. Gaudreau
Witness 2

MR EDWARD L. GAUDREAU

Printed Name

12 ANDOVER DR, EXTON, PA 19341

Address (City, State, and ZIP)

610 524- 2409

Phone Number

STATE OF PENNSYLVANIA)

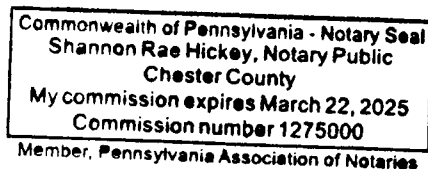
COUNTY OF CHESTER) ss:

The foregoing instrument was acknowledged before me, Shannon R. Hickey, a
notary public in and for the state of PENNSYLVANIA by Jean A. Gaudreau on
the 17 day of SEPTEMBER, 2021.

Shannon R. Hickey
NOTARY PUBLIC

My commission expires March 22, 2025

[NOTARY SEAL]



04 NOV 15 PM 3:43

Ex-T. A

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Returned to

RETURN TO:
Brandsness, Brandsness &
Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
James Kloiber
1112 Applewood
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 11/15/04 3:43 p m
Vol M04 Pg 78682-83
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

DEED OF PERSONAL REPRESENTATIVE

James F. Kloiber, Personal Representative of the Estate of John Lawrence Kloiber, deceased, Grantor, conveys to James F. Kloiber and Jean A. Gaudreau as tenants in common, Grantee, the following described real property located in County, Oregon:

The Southerly 45 feet of Lot 57 and the Northerly 30 feet of Lot 58 in OLD ORCHARD MANOR, in the City of Klamath Falls, in the County of Klamath, State of Oregon

SUBJECT TO:

- (1) Regulation, levies, liens and utility assessments of the City of Klamath Falls;
- (2) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District;
- (3) Restrictions, shown on the recorded plat of Old Orchard Manor;
- (4) Right of way to the California Oregon Power Company recorded 1/23/51 in Deed Volume 244 page 613 of Deed Records;
- (5) Covenants, easements and restrictions imposed by instrument recorded 2/20/51 in Book 245 page 361 including the terms and provisions thereof.

The true and actual consideration for this conveyance is an inheritance.

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