

2021-014393

Klamath County, Oregon

09/21/2021 03:23:01 PM

Fee: \$92.00

Recordation Requested By / Return To: Visionet

WFG Lender Services
2625 Townsgate Road, Suite 101
Westlake Village, CA 91361
File No. 1960958OR

MAIL TAX STATEMENTS TO:

Stephen J. Jacques and Shelly Ann Jacques
3869 Madison St
Klamath Falls, OR 97603

Tax ID No.: R892454

QUIT CLAIM DEED

Accommodation

THIS DEED made and entered into on this ^{21st} day of Sept, 20 21, by and between **Stephen J. Jacques**, a mailing address of 3869 Madison St, Klamath Falls, OR 97603, hereinafter referred to as Grantor(s) and **Stephen J. Jacques and Shelly Ann Jacques, husband and wife, as tenants by the entirety**, a mailing address of 3869 Madison St, Klamath Falls, OR 97603, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s) do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Klamath County, Oregon:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as: 3869 Madison St, Klamath Falls, OR 97603

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS (CHECK ONE):

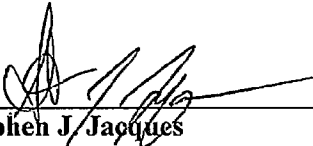
- ☐ \$
☐ For Valuable Consideration
☐ Love & Affection
☐ Gift
☒ To Change Vesting. See ORS 93.030.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON(S) TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE RIGHTS, IF ANY, OF THE PERSON(S) 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(S) 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.


IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.



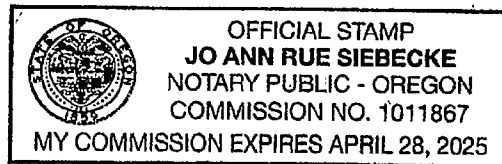
Stephen J. Jacques

STATE OF OREGON
COUNTY OF CLATSOP

The foregoing instrument was acknowledged before me on this 18th day of SEPT, 2021 by Stephen J. Jacques.



Notary Public
Notary Public for State of OREGON
My Commission Expires HC 4/28/25
JS



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

A tract of land situated in the NW1/4 SW1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 30 KENNICOTT COUNTRY ESTATES, according to the duly recorded plat thereof, said point being North 89° 47' East a distance of 30.00 feet from the West one-fourth corner of said Section 12 and being on the East line of Madison Street; thence North 89° 47' East along the South line of said Kennicott Country Estates a distance of 120.00 feet; thence South a distance of 90.45 feet; thence West a distance of 120.05 feet to the East line of Madison Street; thence North along the East line of Madison Street a distance of 90.00 feet to the point of beginning.

Parcel ID Number: R892454

Property commonly known as: 3869 Madison St, Klamath Falls, OR 97603