

2021-016220

Klamath County, Oregon



00289880202100162200030039

10/27/2021 01:51:12 PM

Fee: \$92.00

Prepared By:

*Tory and Leroy Wyant*

After Recording Return To: *and TAX*  
619 Baxter St *statements*  
Eugene, Oregon 97402

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On \_\_\_\_\_ THE GRANTOR(S),

- William G Bowen and Linda R Bowen, a married couple

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

- LeRoy Wyant and *Tory* Wyant, a married couple, residing at 619 Baxter St., Eugene, Lane County, Oregon *97402*

the following described real estate, situated in an unincorporated area in the County of Klamath, State of Oregon

Legal Description:

Parcel 1: Lots 8&9, Block 41, Crescent

Parcel 2: Lots 1,2,3&4, Block 41, Crescent

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.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

### TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 2409-030DB-11900, and 2409-030DB-12100

Mail Tax Statements To:

*Tory* & LeRoy Wyant  
619 Baxter St  
Eugene, Oregon 97402

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

**Grantor Signatures:**

DATED: 9-17-21

William G Bowen

William G Bowen  
136617 4th St  
Crescent, Oregon  
97733

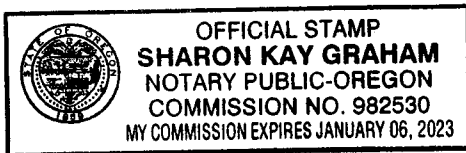
DATED: 9-17-21

Linda R Bowen

Linda R Bowen  
136617 4th St  
Crescent, Oregon  
97733

STATE OF OREGON, COUNTY OF <sup>LANE</sup>~~KLAMATH~~, ss:

This instrument was acknowledged before me on this 17th day of September,  
2021 by William G Bowen and Linda R Bowen.



Sharon Kay Graham  
Notary Public

notary  
Title (and Rank)

My commission expires 01/06/2023