

2021-017038

Klamath County, Oregon



00290779202100170380060066

11/12/2021 11:10:11 AM

Fee: \$107.00

TAX STATEMENTS
NO CHANGE

Quitclaim Deed

RECORDING REQUESTED BY HARRIS L. TORNBLOD
AND WHEN RECORDED MAIL TO:

HARRIS L. TORNBLOD, Grantee(s)

17585 S. CLACKAMAS RIVER DRIVE

OREGON CITY, OREGON, 97045

Consideration: \$ 10,000, (ten thousand dollars)

Property Transfer Tax: \$ 2

Assessor's Parcel No.: 4008-02000-01100

PREPARED BY: HARRIS L. TORNBLOD certifies herein that he or she has prepared this Deed.

[Signature]

Signature of Preparer

08-12-2021
Date of Preparation

HARRIS L. TORNBLOD
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on Klamath 11-12-21 in the County of Klamath, State of OREGON

by Grantor(s), JAMES A. WHEELER JR and Angelina D. WHEELER,
whose post office address is 2374 DUSAN ST, Simi Valley California 93065,
to Grantee(s), HARRIS L. TORNBLOD,


whose post office address is 17585 S. Clackamas River Dr., Oregon City, Ore 97045

WITNESSETH, that the said Grantor(s), JAMES A. WHEELER JR. and Angelina D. Wheeler
for good consideration and for the sum of Ten thousand dollars
(\$10,000.⁰⁰) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath , State of OREGON and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):



Signature of Grantor

JAMES A WHEELER JR

Print Name of Grantor



Signature of Second Grantor (if applicable)

Angelina D. WHEELER

Print Name of Second Grantor (if applicable)


Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):



Signature of Grantee

HARRIS L. TORNBLOD

Print Name of Grantee

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of California

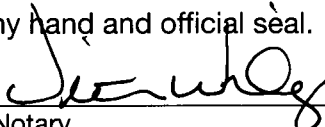
County of Ventura

On 10/29/2021, before me, Victor Wiley, a notary public in and for said state, personally appeared,

James A. Wheeler and Angelina D. Wheeler

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

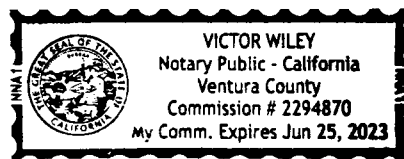
WITNESS my hand and official seal.


Signature of Notary

Affiant Known _____ Produced ID CDL

Type of ID CDL-DNU-CA

(Seal)



Promissory Note

Installment Payments with Interest

1. Borrower(s)

Name of Borrower 1: James A. Wheeler Jr.

Name of Borrower 2: Angelina D Wheeler

2. Lender

Name of Lender: HARRIS L. TORNBLAD

3. Loan

In return for a loan Borrower has received from Lender, Borrower promises to pay to Lender the amount of \$10,000.⁰⁰ (principal), plus interest on unpaid principal at the rate of 3 % per year from the date this note is signed until it is paid in full. If there is more than one borrower, they agree to be jointly and severally liable.

4. Monthly Payments

Borrower will pay back the loan in ~~monthly~~ ^{ANNUAL} installments, which include principal and interest, of not less than \$1158.72 ^{YEAR} per ~~month~~ ^{year} until the principal and interest are paid in full. Payments will be due on the first day of each ~~month~~ ^{year}, beginning on X8-13-2021. Borrower will send all payments to HARRIS TORNBLAD - 17585 S. CLACKAMAS RIVER DR.
OREGON CITY, OREGON 97045

5. Prepayments

Borrower may make extra payments of principal, in addition to the monthly installment payments, at any time. Borrower will identify any such payments, in writing, as prepayments of principal. Lender will use any prepayments to reduce the amount of principal owed by Borrower. Prepayments will not change the amount or due date of any future installment payments.

6. Late Payments

If any installment payment due under this note is not received by Lender within 30 days of its due date, Borrower will pay a late fee of five percent of the amount of the monthly payment. The late fee will be due immediately. If any installment payment is not received by Lender within 60 days of its due date, Lender may demand, in writing, that Borrower repay the entire amount of unpaid principal immediately. After receiving Lender's demand, Borrower will immediately pay the entire unpaid principal.

7. Attorneys' Fees

If Lender sues Borrower to collect on this note, and wins, Borrower agrees to pay Lender's attorneys' fees in an amount the court finds to be fair and reasonable.

8. Entire Agreement

This note represents the entire agreement between Borrower and Lender. Any modifications must be in writing and signed by both Borrower and Lender.

9. Terminology

The term Borrower refers to one or more borrowers. The term Lender refers to more than one lender and to any person who legally holds this note, including a buyer in due course.

X [Signature]
Borrower 1's signature
JAMES A. WHEELER JR
Print name
2374 Dusan St, Simi Valley, Ca. 93065
Address
10-29-2021
Date

X [Signature]
Borrower 2's signature
Angelina D. Wheeler
Print name
2374 Dusan St, Simi Valley, Ca. 93065
Address
10-29-2021
Date

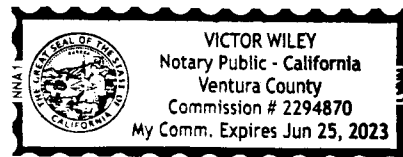
Certificate of Acknowledgment of Notary Public

State of California)
)
County of Ventura) ss

This instrument was acknowledged before me on 10/29/2021 by
James A. Wheeler and Angelina D. Wheeler

Signature of notarial officer: [Signature]
Title of notarial officer: Notary Public
My commission expires: 06-25-2023

(Notary Seal or Stamp)



Code: 227 PCL 400

MAP: 4008-020C0-01100

ACRES: 5.10

Site Legal: Cedar Trails (B:1 L:31)

MTL 57790-TM

Account # 624872



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JAMES A. WHEELER, SR.

PO BOX 286

KENO, OR 97627

Until a change is requested all
tax statements shall be sent to
the following address:

JAMES A. WHEELER, SR.

PO BOX 286

KENO, OR 97627

Escrow No. MT57790-TM

Title No.

Vol M02 Page 42153

State of Oregon, County of Klamath

Recorded 07/26/2002 11:02 a.m.

Vol M02, Pg 42153

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 JUL 26 AM 11:02

WARRANTY DEED

JERRY P. HENSON and LINDA M. HENSON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES A. WHEELER, SR., CHARLENE M. WHEELER, JAMES A. WHEELER, JR. AND
ANGELINA D. WHEELER, ALL WITH RIGHTS OF SURVIVORSHIP
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

Lot 31, Block 1, TRACT NO. 1083 - CEDAR TRAILS, according to the official
plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.

KEY #624872

MAP #4008-020C0-01100

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ 30,000.00.

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.

Dated this 23 day of July, 2002

JERRY P. HENSON

LINDA M. HENSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 23, 2002 by JERRY
P. HENSON AND LINDA M. HENSON.

(Notary Public for Oregon)

My commission expires 12/17/05

