

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

**2022-000772****Klamath County, Oregon**

01/20/2022 09:16:01 AM

Fee: \$112.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 515630am DS

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: AmerititleAddress: 300 Klamath AveCity, ST Zip: Klamath Falls OR, 97601

This document is being re-recorded at the request of AmeriTitle to correct the legal description previously recorded in M06-07613

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Quitclaim Deed**3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)**

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Albert Dean Collins

Grantor Name: _____

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: RJ & Teresa Simington

Grantee Name: _____

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: _____

Address: _____

City, ST Zip: _____

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:\$ -0-**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)**

Tax Acct. No.: _____

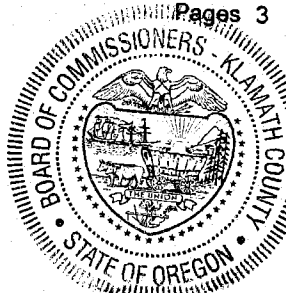
o/c [Until a change is requested]
all tax statements shall be
sent to the following
address: Teresa Simington
3025 Debbie Dr
Klamath Falls, OR 97601

M06-07613

Klamath County, Oregon

04/19/2006 12:32:25 PM

Pages 3 Fee: \$31.00



STATE OF OREGON)

County of KLAMATH)

CERTIFY that this is a true and correct
copy of a document in the possession
of the Klamath County Clerk.

Dated: Jun 10, 2022
ROCHELLE LONG, Klamath County Clerk

By: W. Gudner, Deputy

Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: 6.10.01

Reference Number of Any Related Documents: _____

Grantor:

Name

Albert Dean Collins

Street Address

9550 Springlake Rd

City/State/Zip

Klamath Falls, OR 97601

Grantee:

Name

Albert Dean Collins RT & Teresa Simington

Street Address

9550 Springlake Rd

3025 Debbie Dr

City/State/Zip

Klamath Falls, OR 97601

Klamath Falls, OR 97601

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and
condo name): See attached

Assessor's Property Tax Parcel/Account Number(s): R729509

THIS QUITCLAIM DEED, executed this 10th day of June,
20 01, by first party, Grantor, Albert Dean Collins, whose
mailing address is 9550 Springlake Rd, to
second party, Grantee, Roland J & Teresa C. Simington
whose mailing address is 3025 Debbie Dr Klamath Falls, OR 97601

WITNESSETH that the said first party, for good consideration and for the sum of D
Dollars (\$ 0) paid by the said second party, the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

310

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon
to wit: See Attached

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

Signature of Witness

Print Name of Witness

Lori Ann Lester
Lori Ann Lester

Signature of Witness

Print Name of Witness

Lynn Louise Reed
Lynn Louise Reed

Signature of Grantor

Print Name of Grantor

Albert Dean Collins
Albert Dean Collins

State of

County of

Oregon

Klamath

Albert Dean Collins

On April 14, 2006, before me, Janet Monti,
appeared Albert Dean Collins, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Janet L. Monti
Signature of Notary

Affiant Known Produced ID

Type of ID DDL

(Seal)



A tract of land situated in the SE 1/4 NE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the NE 1/4 SE 1/4 of said Section 12; thence North 00 degrees 35' 19" East 666.28 feet (North 00 degrees 13' 21" East 666.24 feet by M81 at Page 8479 of the Klamath County Deed Records); thence South 89 degrees 43' 25" East 25.64 feet to the Southeast corner of that tract of land described in said M81, Page 8479; thence continuing South 89 degrees 43' 25" East, along the South line of said tract, 880.90 feet to the true point of beginning of this description marked by a 5/8 inch iron pin with cap; thence continuing South 89 degrees 43' 25" East 445.30 feet to the Southeast corner of said tract described in M81 at Page 8479; thence North 00 degrees 23' 16" East 664.99 feet to the Northeast corner of said tract; thence North 89 degrees 40' 11" West, along the North line of said tract, 446.26 feet to a 5/8 inch iron pin with cap; thence South 00 degrees 18' 16" West 665.41 feet to the true point of beginning.

43502

STATE OF OREGON; COUNTY OF KLAMATH:

Filed for record at request of Aspen Title Co. the 21st day of Sept. A.D. 19 89 at 3:59 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 17928.

FEE \$13.00

Evelyn Biehn County Clerk
By Danise M. Muelken

P.003

AMERITITLE KLAMATH FALLS

APR-13-2006 16:10

Until a change is requested
all tax statements shall be
sent to the following
address: Teresa Simington
3025 Debbie Dr
Klamath Falls, OR 97601

M06-07613

Klamath County, Oregon

04/19/2006 12:32:25 PM

Pages 3 Fee: \$31.00



STATE OF OREGON)

County of KLAMATH)

CERTIFY that this is a true and correct
copy of a document in the possession
of the Klamath County Clerk.

Dated: Jun 10, 2022
ROCHELLE LONG, Klamath County Clerk

By: [Signature] Deputy

Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: 6.10.01

Reference Number of Any Related Documents:

Grantor:

Name

Albert Dean Collins

Street Address

9550 Springlake Rd

City/State/Zip

Klamath Falls, OR 97601

Grantee:

Name

~~Albert Dean Collins~~ RJ + Teresa Simington

Street Address

~~9550 Springlake Rd~~ 3025 Debbie Dr

City/State/Zip

~~Klamath Falls, OR 97601~~ Klamath Falls, OR 97601

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): See attached

Assessor's Property Tax Parcel/Account Number(s): R729509

THIS QUITCLAIM DEED, executed this 10th day of June 20, 01, by first party, Grantor, Albert Dean Collins, whose mailing address is 9550 Springlake Rd, to second party, Grantee, Roland J + Teresa C Simington, whose mailing address is 3025 Debbie Dr Klamath Falls, OR 97601

WITNESSETH that the said first party, for good consideration and for the sum of \$0 Dollars (\$0) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

310

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon
to wit: See Attached

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

Signature of Witness

Print Name of Witness

Lori Ann Lester
Lori Ann Lester

Signature of Witness

Print Name of Witness

Lynn Louise Reed
Lynn Louise Reed

Signature of Grantor

Print Name of Grantor

Albert Dean Collins
Albert Dean Collins

State of Oregon

County of Klamath

Albert Dean Collins

On April 14, 2006, before me, Janet Monti,
appeared Albert Dean Collins, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Janet L. Monti
Signature of Notary

Affiant Known Produced ID ODL

Type of ID ODL

(Seal)



17929

EXHIBIT "A"

A tract of land situated in the SE 1/4 NE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the NE 1/4 SE 1/4 of said Section 12; thence North 00 degrees 35' 19" East 666.28 feet (North 00 degrees 13' 21" East 666.24 feet by M81 at Page 8479 of the Klamath County Deed Records); thence South 89 degrees 43' 25" East 25.64 feet to the Southeast corner of that tract of land described in said M81 at Page 8479; thence continuing South 89 degrees 43' 25" East, along the South line of said tract, 435.60 feet to the true point of beginning of this description as marked by a 5/8 inch iron pin with cap; thence continuing South 89 degrees 43' 25" East 445.30 feet to a 5/8 inch iron pin with cap; thence North 00 degrees 18' 16" East 665.11 feet to a 5/8 inch iron pin on the North line of said tract described in said M81 at Page 8479; thence North 89 degrees 40' 11" West 446.26 feet to the Northwest corner of said tract; thence South 00 degrees 13' 21" West, along the Westerly line and its extension of said tract, 665.83 feet to the true point of beginning.

SUBJECT TO: An easement for ingress and egress over the North 30 feet of the East 350 feet of the above described property. Said easement is for the benefit of the following described property: