



2022-001017
Klamath County, Oregon
01/26/2022 11:01:01 AM
Fee: \$97.00

Commitment Number: 29468605
Seller's Loan Number: 104634106

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Grantee(s) Tax-Mailing Address:
1950 Crest St., Klamath Falls, OR 97603

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
3909-003AB-05100

QUITCLAIM DEED

Shawnee Hinshaw who incorrectly acquired title as Shawnee Henshaw, married, whose mailing address is 1950 Crest St., Klamath Falls, OR 97603, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to Shawnee Hinshaw, married, hereinafter grantee, whose tax mailing address is 1950 Crest St., Klamath Falls, OR 97603, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lots 53, 56 and 57, Block H, HOMECREST, in the County of Klamath, State of Oregon, TOGETHER WITH that portion of the vacated alley which would inure to the above described property. LESS AND EXCEPT the following: A tract of land situated in Lots 57

and 58, Block H, HOMECREST, and the N1/2 of vacated Climax Street, NW1/4 NE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point on the West boundary of Crest Street, said point being South a distance of 150 feet from the Southeast corner of Lot 58, HOMECREST; thence West along the center line of vacated Climax Street, a distance of 45 feet, more or less, to the Northeasterly line of the Klamath County Fairgrounds; thence Northwesterly along the Northeasterly line of the Klamath County Fairgrounds on the arc of a curve of 300 feet radius a distance of 120 feet, more or less, to the Southeast boundary of the K.I.D. drain ditch; thence Northeasterly along the Southeasterly boundary of said K.I.D. drain ditch a distance of 135 feet, more or less, to the West boundary of Crest Street; thence South along the West boundary of Crest Street, a distance of 165 feet, more or less to the point of beginning. ALSO LESS AND EXCEPT a tract of land described as follows: Beginning at an iron pin on the North line of Lot 52 of HOMECREST SUBDIVISION which lies North 89 degrees 49' East a distance of 180 feet from the iron pin which marks the Northwest corner of Lot 51 of HOMECREST SUBDIVISION in the NW1/4 NE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence: Continuing North 89 degrees 49' East along the North line of Lot 52 of HOMECREST a distance of 20 feet to an iron pin which marks the North corner of Lots 52 and 53 of HOMECREST SUBDIVISION; thence South 45 degrees 11' East along the Northeasterly line of Lot 53 a distance of 60 feet to an iron pin; thence South 30 degrees 04' West a distance of 124 feet to an iron pin; thence North 0 degrees 11' West 149.5 feet, more or less, to the point of beginning, said tract being a portion of Lots 52 and 53, Block H of HOMECREST SUBDIVISION in the NW1/4 NE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon. ALSO LESS AND EXCEPT a tract of land deeded to Klamath County dated March 10, 1934, recorded May 3, 1934 in Book 100 at Page 111, Deed Records of Klamath County, Oregon. ALSO LESS AND EXCEPT a tract of land described as follows: Beginning at an iron pin on the Northeasterly line of Lot 53, Block H of HOMECREST SUBDIVISION which lies South 45 degrees 11' East a distance of 60 feet from the iron pin which marks the North corner of Lots 52 and 53 of HOMECREST SUBDIVISION and running thence: Continuing South 45 degrees 11' East along the Northeasterly line of Lot 53 a distance of 68 feet to an iron pin; thence South 44 degrees 49' West a distance of 120 feet to an iron pin; thence North 45 degrees 11' West a distance of 40 feet to an iron pin; thence North 80 degrees 04' East a distance of 124 feet, more or less, to the point of beginning, said tract being a portion of Lots 52 and 53, Block 6, of HOMECREST SUBDIVISION, in the County of Klamath, State of Oregon. ALSO LESS AND EXCEPT the following described tract: A tract of land described as follows: Beginning at an iron pin on the Northeasterly line of Lot 53 in Block H of HOMECREST SUBDIVISION which lies South 45 degrees 11' East a distance of 128 feet from the iron pin which marks the North corner of Lots 52 and 53 of HOMECREST SUBDIVISION and running thence: Continuing South 45 degrees 11' East along the Northeasterly line of Lot 53 a distance of 60 feet to an iron pin; thence South 44 degrees 49' West a distance of 120 feet to an iron pin; thence North 45 degrees 11' West a distance of 60 feet to an iron pin; thence North 44 degrees 49' East a distance of 120 feet, more or less, to the point of beginning, said tract being a portion of Lot 53 of Block H of HOMECREST SUBDIVISION in the County of Klamath, State of Oregon. ALSO LESS

AND EXCEPT, that property described in Volume M93 at Page 5634, more particularly described as follows: A tract of land described as follows: Beginning at an iron pin on the Northeasterly line of Lot 53 of HOMECREST SUBDIVISION which lies South 45 degrees 11' East a distance of 188 feet from the iron pin which marks the North corner of Lots 52 and 53 of HOMECREST SUBDIVISION and running thence: Continuing South 45 degrees 11' East along the Northeasterly line of Lot 53 a distance of 66 feet to an iron pin; thence South 50 degrees 49' West a distance of 120.5 feet to an iron pin; thence North 45 degrees 11' West a distance of 54 feet to an iron pin; thence North 44 degrees 49' East a distance of 120 feet, more or less, to the point of beginning, said tract being a portion of Lot 53 and the vacated alley of Block H of HOMECREST SUBDIVISION in the NW1/4 NE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Property Address is: 1950 Crest St., Klamath Falls, OR 97603

Prior instrument reference: 2021-005285

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

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.

Executed by the undersigned on 1-13, 2022

Shawnee Hinshaw

**Shawnee Hinshaw who incorrectly
acquired title as Shawnee Henshaw**

STATE OF OR
COUNTY OF Klamath

The foregoing instrument was acknowledged before me on Jan 13, 2022 by **Shawnee Hinshaw who incorrectly acquired title as Shawnee Henshaw** who is personally known to me or has produced ORCOL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.