

BLK

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2022-014169

Klamath County, Oregon



00309614202200141690010014

12/12/2022 10:40:26 AM

Fee: \$82.00

SPACE RESERVED  
FOR  
RECORDER'S USE

James B. & Karla K. Grimes Trust  
12049 Hwy 140 E  
Klamath Falls OR 97603

Grantor's Name and Address

James P. Herron & Catherine Brookshire Herron  
11919 Hwy 140 E  
Klamath Falls OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

James P. Herron  
11919 Hwy 140 E  
Klamath Falls OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

Same as above

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that James B. & Karla K. Grimes Revocable Living Trust

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto James P. Herron & Catherine Brookshire Herron, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

The southeast quarter of the North west quarter (SE 1/4 NW 1/4) and all of the East half of the Southwest quarter (E 1/2 SW 1/4) and of the South west quarter of the Southeast quarter (SW 1/4 SE 1/4) of section 15, which lies North of the existing highway and also North of the right of way of the O.C. & E Railway, in Township 39 South, Range 10 East of the Willamette Meridian, Klamath county, Oregon.

Excepting from said SW 1/4 SE 1/4 that portion deeded to Herman F. Ramtvedt by Warranty deed recorded Oct 30, 1968, in Volume M68, Page 9729, records of Klamath County, Oregon, and also that portion deeded to Matt H. Oberchain and Elo M. Oberchain by Warranty Deed recorded August 17, 1965, in Volume M65, Page 964, recorded of Klamath County, Oregon

Tax lot number R-3910-015D0-00400-000162

Tax account number - R 596787

OVER

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 220,000. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on \_\_\_\_\_; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, 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. 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 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.

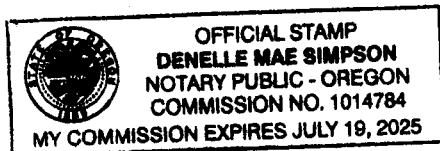
Karla K. Grimes, trustee  
James B. Grimes trustee  
[Signature]

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 12-9-22,  
by James B. and Karla K. Grimes, TRUST

This instrument was acknowledged before me on 12-9-22

by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



Denelle Mae Simpson  
Notary Public for Oregon  
My commission expires July 19 2025

Grantees agree to give Grantors an easement to Grantors which is to the west and adjoining to said property, and also an easement to the existing power on Grantees property