

2023-000278

Klamath County, Oregon



0031058820230002780020025

01/12/2023 04:07:35 PM

Fee: \$92.00

Recording Office

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

After recording return to: ORS 205.234(1)(c)

James P Herron
11919 Hwy 140 E
Klamath Falls OR 97603

1. Title(s) of the transaction(s) ORS 205.234(1)(a)

Quitclaim Deed

2. Direct party(ies) / grantor(s) Name(s) ORS 205.234(1)(b)

James B and Karla K Grimes trustees
under the James B and Karla K Grimes Revocable Living Trust

3. Indirect party(ies) / grantee(s) Name(s) ORS 205.234(1)(b)

James P Herron and Catherine Brookshier Herron,
Husband & wife

4. True and actual consideration:
ORS 205.234(1) Amount in dollars or other

\$ 220,000.00

Other: _____

5. Send tax statements to: ORS 205.234(1)(e)

James P Herron
11919 Hwy 140 E
Klamath Falls OR 97603

6. Satisfaction of lien, order, or warrant:
ORS 205.234(1)(f)

FULL PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant: ORS 205.234(1)(f)

\$ _____

8. Previously recorded document reference: # 2023-000091

9. If this instrument is being re-recorded complete the following statement: ORS 205.244(2)

"Rerecorded at the request of Grantors
to correct Grantor & Grantee names & add county to legal desc.
previously recorded in book _____ and page _____, or as fee number 2023-91."

BLK

NO PART OF ANY STEVENESS FORM MAY BE REPROD

2023-000091

Klamath County, Oregon



0031036120230000910010018

01/05/2023 02:56:50 PM

Fee: \$82.00

SPACE RESERVED FOR RECORDER'S USE

James B. Grimes and Karla K. Grimes Trustees under the James and Karla Grimes Trust 12049 Hwy 140 E Klamath Falls OR 97603

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

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):

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

Corrected Deed

QUITCLAIM DEED Ref # 2022-014169

KNOW ALL BY THESE PRESENTS that James B. Grimes and Karla Grimes, Trustees under the James and Karla Grimes Trust, Revocable Living Trust hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto James P. Herron and Catherine Brookshire Herron, husband & wife 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):

A TRACT OF LAND SITUATED IN THE SW1/4 SE1/4 AND SE1/4 SW1/4 OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 9, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE C-S 1/16 CORNER OF SAID SECTION 15; THENCE S89°35'49"E, ALONG THE EAST-WEST CENTERLINE OF THE SE1/4 OF SAID SECTION 15, 354.00 FEET TO THE NORTHWEST CORNER OF "LAND PARTITION 14-93"; THENCE SOUTH, ALONG THE WEST LINE OF SAID "LAND PARTITION 14-93" AND WEST LINE OF "LAND PARTITION 17-18", 528.3 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME M95 AT PAGE 10239 OF THE KLAMATH COUNTY DEED RECORDS; THENCE, ALONG THE BOUNDARY OF SAID DEED VOLUME THE FOLLOWING COURSES, S81°30'00"W 157.00 FEET, SOUTH 138.00 FEET AND N81°30'00"E 157.00 FEET TO A POINT ON THE SAID WEST LINE OF "LAND PARTITION 17-18"; THENCE SOUTH, ALONG THE SAID WEST LINE, 54.8 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE OREGON STATE PARKS RAILS TO TRAILS RIGHT OF WAY; THENCE, ALONG THE SAID NORTH RIGHT OF WAY LINE, S81°36'00"W 173.67 FEET AND ON THE ARC OF A CURVE TO THE RIGHT (RADIUS EQUALS 2814.83 FEET AND CENTRAL ANGLE EQUALS 01°49'52") 89.96 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF OREGON STATE HIGHWAY 140; THENCE N57°41'55"W, ALONG THE SAID NORTHEASTERLY RIGHT OF WAY LINE, 261.89 FEET TO A POINT WHICH BEARS S11°41'07"W OF THE POINT OF BEGINNING; THENCE N11°41'07"E 633.83 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 6.5 ACRES, MORE OR LESS, WITH BEARINGS BASED ON RECORD OF SURVEY 3386 ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

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 \$ 220,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of 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 Jan 4th, 2023; any signature on behalf of a business or other entity is made with the authority of that entity.

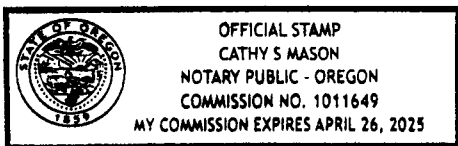
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, 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

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 1/4/23 by James B. and Karla K. Grimes, Trustees

This instrument was acknowledged before me on Jan. 4th, 2023 by Cathy S. Mason as Notary of Impique Bank



Cathy S. Mason Notary Public for Oregon My commission expires April 26, 2025