

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2023-008564

Klamath County, Oregon



00320558202300085640020025

10/02/2023 01:44:58 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USELee A. Jesme
4425 Balsam Dr.
Klamath Falls, OR 97601

Grantor's Name and Address

Joseph & Carmen Alicia Mathis
4441 Balsam Dr.
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Joseph & Carmen Alicia Mathis
4441 Balsam Dr.
Klamath Falls, OR 97601

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

Same As Above

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Lee A. Jesme

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Joseph Mathis & Carmen Alicia Mathis, husband & wife as tenants by the entireties 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):

See "Exhibit A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

* Segregation

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 \$11,900. 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 October 2nd, 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, 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.

STATE OF OREGON, County of Klamath ss.

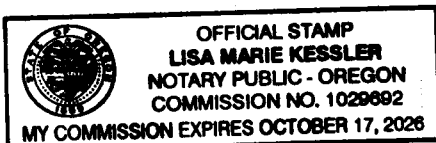
This instrument was acknowledged before me on October 2, 2023 by Lee A. Jesme

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires

October 17, 2026

" Exhibit A "

Lots 86 and 87, Cregan Park, according to the Official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Also including an easement described as follow:

Beginning at the NE corner of Parcel 2 of Land Partition 93-06.

Thence North 15 feet along the East line of Lot 50 of Cregan Park:

Thence West 151.80 feet: Thence South 15 feet: Thence East along the North line of Land Partition 93-06 parcels 1 and 2 a distance of 151.80 feet to the point of beginning.