

LA

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



Returned at Counter

2023-009557

Klamath County, Oregon



00321745202300095570030037

11/06/2023 12:04:48 PM

Fee: \$92.00

After recording, return to (Name and Address):

Roxanne Osborne  
 1243 Front St  
 Klamath Falls, Or  
 97601

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

Roxanne Osborne  
 1243 Front St  
 Klamath Falls, Or  
 97601

[SPACE RESERVED FOR RECORDER'S USE]

## QUITCLAIM DEED

Estate of Douglas V Osborne

for the consideration stated below, does hereby remise, release and forever quitclaim to Roxanne Osborne ("grantor").

("grantee"), and to grantee's heirs, successors and assigns, all of that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, legally described (check one):

☒ as set forth on the attached Exhibit A, and incorporated by this reference.

☐ as follows:

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ inherited;

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

S-N Form No. 721 - Quitclaim Deed - Page 1 of 2



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.

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

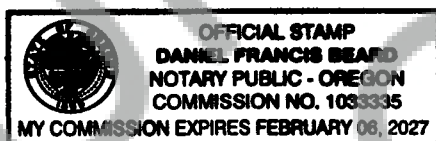
Grantor has executed this instrument on Nov 6, 2023 ; any signature on behalf of a business or other entity is made with the authority of that entity.

*Roxanne Osborne*

STATE OF OREGON, County of Klamath ) ss.  
 This record was acknowledged before me on November 6<sup>th</sup>, 2023  
 by Roxanne B. Osborne  
 or This record was acknowledged before me on \_\_\_\_\_  
 by \_\_\_\_\_  
 as (corporate title) \_\_\_\_\_  
 of (company name) \_\_\_\_\_

*Daniel Francis Beard*

Notary Public for Oregon  
 My commission expires 2-6-2027



1-1-74

## WARRANTY DEED—TENANTS BY ENTIRETY

**93839**

KNOW ALL MEN BY THESE PRESENTS, That James Edgar Osborne and Minnie Allison Osborne, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Douglas Vern Osborne and Donna Marie Osborne, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The NE 1/4 NW 1/4 of Section 17, Township 32 South, Range 8 East of Willamette Meridian; S1/2 SE 1/4 and SE 1/4 SW1/4 of Sec. 8, Twp. 32 South, Range 8 E. W. M.

Exhibit "A"

(If space insufficient, continue description on reverse side)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land as of the date of this deed, and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7500.00

(The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 11 day of October, 1974, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

*James Edgar Osborne*  
*Minnie Allison Osborne*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath  
October 11, 1974.

Personally appeared the above named James Edgar Osborne and Minnie Allison Osborne

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

*Robert P. Milne*  
Notary Public for Oregon  
My commission expires 11-11-75

STATE OF OREGON, County of

Personally appeared

and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

*Robert P. Milne*  
Notary Public for Oregon  
My commission expires

Mr. and Mrs. James E. Osborne  
P. O. Box 536  
Tulelake, California 96134  
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Douglas V. Osborne  
112 N. 5th Street  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Douglas V. Osborne  
112 N. 5th Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

If a change is requested off the stationers shall be sent to the following address:

Douglas V. Osborne  
112 N. 5th Street

STATE OF OREGON.

County of KLAMATH

I certify that the within instrument was received for record on the 11th day of OCTOBER, 1974, at 11:36 o'clock A. M., and recorded in Book M 74 on page 13354 or as file/reel number 93839

Record of Deeds of said county.

Witness my hand and seal of County official.

W. D. MILNE

*Robert P. Milne*  
Recording Officer  
By *Robert P. Milne* Deputy

SPACE RESERVED  
FOR  
RECORDERS USE

OCT 11 11 35 AM 1974