

**This Instrument Prepared By:**

National Deed Network, Inc  
36181 East Lake Road #382  
Palm Harbor, FL 34685

**Return To & Mail Tax Statements To:**

James W. Boyd, Jr., Sharon L. Boyd and  
Jesse E. Underwood  
23251 Highway 140 E  
Bonanza, OR 97623

**APN:** 891107, 484130, 772792

**Order #:** AT-108487

AmeriTitle  
6/20/2023 AM

**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF zero AND 00/100 DOLLARS (\$0.00 and NO other good or valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, between James W. Boyd, Jr. and Sharon L. Boyd, husband and wife, as "Grantor", does hereby remise, release, and forever quitclaim unto, James W. Boyd, Jr. and Sharon L. Boyd, husband and wife, and Jesse E. Underwood, Unmarried, not as tenants in common, but with the rights of survivorship, hereinafter "Grantee", whose address is 23251 Highway 140 E, Bonanza, OR 97623, the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon to-wit:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**

APN: 891107, 484130, 772792

Property Address: 23251 Highway 140 E, Bonanza, OR 97623

**This instrument will 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 approved uses and to determine any limits or lawsuits against farming or forest practices as defined on ORS 30.930.**

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, right-of way, protective covenants and minerals reservations of record, if any

The true consideration for this conveyance is \$0.00 (Here comply with the requirements of ORS 93.030).

TO HAVE AND TO HOLD same unto Grantee and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

Taxes for tax year \_\_\_\_\_ shall be \_\_\_ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or \_\_\_ paid by Grantee, or \_\_\_ paid by Grantor.

The property herein conveyed \_\_\_ is not a part of the homestead of Grantor, or \_\_\_ is part of the homestead of Grantor.

WITNESS Grantors' hand this the 9 day of November, 2023

James W. Boyd, Jr.  
James W. Boyd, Jr.

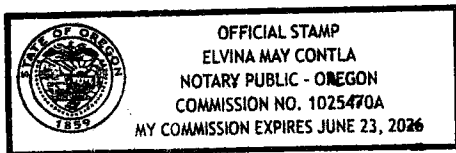
Sharon L. Boyd  
Sharon L. Boyd

This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined or ORS 30.930.

STATE OF Oregon

COUNTY OF Klamath

This instrument was acknowledged before me on 11/9/2023 (date) James W. Boyd, Jr. and Sharon L. Boyd.



Elvina May Contla  
Notary Public  
Elvina May Contla  
Print Name

My Commission Expires: 6/23/26

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

## **EXHIBIT A**

The S1/2 NE1/4 of Section 27, Township 38 South, Range 11 1/2 East of the Willamette Meridian,  
Klamath County, Oregon, lying Northwesterly of the Oregon-California Eastern Railroad right of way.