

LA

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



2024-000874

Klamath County, Oregon



00324688202400008740040044

02/02/2024 02:29:06 PM

Fee: \$97.00

After recording, return to (Name and Address):

Michael McVey
PO Box H
Merrill, OR 97633

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

Michael McVey
PO Box H
Merrill, OR 97633

[SPACE RESERVED FOR RECORDER'S USE]

QUITCLAIM DEED

Michael Erik McVey

("grantor"),

for the consideration stated below, does hereby remise, release and forever quitclaim to

Christa Colleen Ingalls, Michael E. McVey (married)

("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):

- ☒ \$ 0;
☐ 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

Returned at Counter



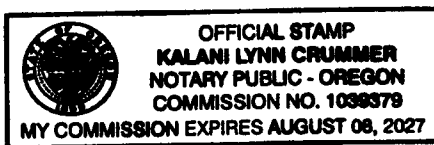
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 2-2-24; any signature on behalf of a business or other entity is made with the authority of that entity.

John A. Mcvey

STATE OF OREGON, County of Klamath
 This record was acknowledged before me on Feb 2nd 2024 ss.
 by Michael Erik Mcvey
 or This record was acknowledged before me on _____
 by _____
 as (corporate title) _____
 of (company name) _____



Kalani Crummer
 Notary Public for Oregon
 My commission expires Aug 8th 2027

Exhibit A

1st 2173850-LW



After recording return to:
Michael McVey
1724 Ball Mountain Little Shasta Rd
Montague, CA 96064

Until a change is requested all tax
statements shall be sent to the
following address:
Michael McVey
1724 Ball Mountain Little Shasta Rd
Montague, CA 96064

File No.: 7021-2173850 (LW)
Date: November 02, 2013

2013-013989

Klamath County, Oregon

12/23/2013 01:18:55 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Sharon Graves, Trustee of the Graves Revocable Trust, Grantor, conveys and warrants to **Michael McVey**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

Lot 9 of Lost River Court Addition to Merrill, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO, Beginning at a point 1,493.5 feet West and 585.1 feet South of the corner common to Sections 1, 2, 11 and 12 in Township 41 South, Range 10 East of the Willamette Meridian; thence South 11 feet to a point; thence West parallel to the South line of Lot 9 of Lost River Court Addition to Merrill 124.7 feet to a point; thence North 11 feet to a point on the South line of said Lot 9; thence East along the South line of said Lot 9 to the point of beginning.

SAVING AND EXCEPTING from said Lot 9 the following described portion thereof: Beginning at a point 1493.5 feet West and 585.1 feet South of the corner common to Sections 1, 2, 11 and 12 of Township 41 South, Range 10 E. W. M.; extending thence Westerly 124.7 feet to the true point of beginning; thence North 28 feet; thence West parallel to the South line of Lot 9 of Lost River Court Addition to the City of Merrill to a point on the West line of said Lot 9; thence Southerly along the West line of said Lot 9 to the Southwest corner of said Lot 9; thence East along the South line of said Lot 9 to the point of beginning.

Parcel 2:

Consideration \$60,000.00

F.
52.00

That portion of Lot 9, Lost River Court Addition to the Town of Merrill, Oregon, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, described as follows: Beginning at a point 1493.5 feet West and 585.1 feet South of the corner common to Sections 1, 2, 11 and 12 of Township 41 South, Range 10 East of the Willamette Meridian, extending thence Westerly 124.7 feet to the true point of beginning; thence North 28 feet; thence West parallel to the South line of said Lot 9 to a point on the West line of said Lot 9; thence Southerly along the West line of said Lot 9 to the Southwest corner thereof; thence East along the South line of said Lot 9 to the true point of beginning.

Parcel 2: That portion of the Northwest quarter of the Northeast quarter of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point 1493.5 feet West 585.1 feet South of the corner of Sections 1, 2, 11 and 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, extending thence Westerly 208.7 feet; thence South to Lost River; then down Lost River to a point due South of the point of beginning; thence North 208.7 feet to the point of beginning.

Excepting therefrom the following described parcel of land heretofore conveyed to Frank A. Collins, single, by deed dated April 26, 1961, recorded April 28, 1961, in Deed Volume 329 at page 179; beginning at a point 1493.5 feet West 585.1 feet South of the corner of Sections 1, 2, 11, and 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, extending thence Westerly 124.7 feet; thence Southerly 11 feet; thence Easterly 124.7 feet; thence Northerly to the point of beginning.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$60,000.00**. (Here comply with requirements of ORS 93.030)