

2024-002697

Klamath County, Oregon



00327026202400026970050057

04/10/2024 03:50:24 PM

Fee: \$102.00

Returned at Counter

RECORDING REQUESTED BY:
Jenni Shae

INSTRUMENT PREPARED BY:
Mark Shae
1526 Etna st
Klamath falls , Oregon 97603

(Above reserved for official use only)

RETURN DEED TO:
Jenni Shae
1526 Etna St
Klamath Falls , Oregon 97603

SEND TAX STATEMENTS TO:
Mark shae
1526 Etna st
Klamath falls , Oregon 97603

QUIT CLAIM DEED FOR OREGON

STATE OF OREGON
COUNTY OF KLAMATH COUNTY

THIS DEED is made this day of 4.10.24, by and between the
"Grantor,"

MC
Mark Shae, a married individual residing at 1526 Etna st , Klamath falls , Oregon 97603

Mark William Shae JR
AND the "Grantees,"

Jenni Shae , a married individual residing at 1526 Etna St , Klamath Falls , Oregon 97603

Mark Shae , a married individual residing at 1526 Etna st , Klamath falls , Oregon 97603

Vesting Information / Property Interest: Joint tenancy with rights of survivorship No. 1 SS 9 tenants In common
FOR VALUABLE CONSIDERATION of the sum of \$175,000, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantees and Grantees' heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "Property"), together with all hereditaments and appurtenances belonging to

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantees on 4-10-24
(date).

Grantor (or authorized agent)

x/ *MS*

Print Name: Mark Shae

Spousal Acknowledgment:

I, _____ (name of Mark
Shae 's spouse), residing at

_____, acknowledging receipt of sufficient
consideration, hereby waive and release all my
rights, title, and interest, if any, in the above
Property unto Grantees.

x/ _____

MS

4/10/24

Unofficial Copy

thereto, located in Klamath county county, Oregon, subject to any restrictions herein:

Property Address: 1526 Etna St , Klamath falls , Oregon 97603

Legal Description: Tract 10, garden tracts, according to the official plat therefore on file in the county clerk office. Map and tax lot 3809-035cc-04200

See Exhibit A

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]

Unofficial
Copy

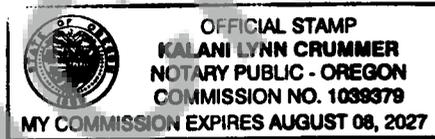
NOTARY ACKNOWLEDGMENT

OREGON
COUNTY OF KLAMATH COUNTY

On April 10th, 2024 before me, Kalani Crummer, personally appeared ~~Mark Shae and Mark Shae's spouse~~, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: Aug 8th 2027



Kalani Crummer
Notary Public, Oregon

Unofficial Copy



THIS SPACE RESERVED FOR

2018-006776
Klamath County, Oregon
06/04/2018 02:48:00 PM
Fee: \$87.00

After recording return to:
Mark William Shae Jr.
1526 Etna Street
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Mark William Shae Jr.
1526 Etna Street
Klamath Falls, OR 97603
File No. 232607AM

STATUTORY WARRANTY DEED

Derrick J. Rowley,
Grantor(s), hereby convey and warrant to

Mark William Shae Jr.,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Tract 10, GARDEN TRACTS, according to the official plat thereof on file in the office of the county Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 2 feet of the Easterly 100 feet.

ALSO EXCEPTING THEREFROM: Beginning at a point on the West line of Etna Street, said point being North 2 feet from the Southeast corner of said Tract 10; thence continuing North along said West line 73 feet; thence West 75 feet; thence South 73 feet to a point lying North 2 feet from the South line of said Tract 10; thence East 75 feet to the point of beginning, with bearings based on Minor partition 81-19, as filed in the office of the County Engineer of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$175,000.00.
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any: